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Gold
**The Negotiator
AWARDS 2014**
Regional Agency
of the Year: South West

Robin King | Estate Agents

MAY COTTAGE, SMALLWAY, CONGRESBURY, BS49 5AA

Character accommodation of approximately 1,581 sq ft

Non-estate location on a small slip road

Stunning bespoke solid oak farmhouse style kitchen/dining room

Hand made solid oak staircase

Slate flooring to kitchen and hall, both with underfloor heating

Stylish downstairs shower room

Generous sitting room with front aspect

Snug (or dining room)

3 double bedrooms

Family bathroom

Garage

Side garden

‘Outstanding’ Churchill School catchment area

This charming detached cottage is a beautiful blend of character features and modern style and is situated on the edge of the sought after village of Congresbury.

The spacious accommodation has been sympathetically updated and has good transport links to Bristol. It is within easy walking distance of village amenities including primary schooling.

A double glazed side door leads into the hallway, which has a slate floor with underfloor heating plus vertical radiator, internal window to sitting room with oak frame, exposed stone walling, beamed ceiling and a shelved cloaks cupboard housing the gas central heating boiler. There is a downstairs shower room, which has a large shower cubicle, W.C. and wash hand basin.

The beautifully fitted kitchen/dining room has a range of farmhouse style oak units including tall larder cupboard, with space for dishwasher and washing machine. There is a range cooker plus double Belfast sink and underfloor heating.

The hallway continues along to the spacious sitting room, which is large enough to accommodate a table if required and at the end of the cottage is a charming snug with fireplace housing a gas fire.

The bespoke oak staircase is an attractive feature and leads to the oak floored first floor landing off which are 3 double bedrooms and a stylish family bathroom.





To the front, there is gated access to the pretty cottage style garden which runs along the front of the property. To the right hand side, there is gated access to the side garden and entrance door to the cottage. The enclosed and private side garden has a pretty patio area, shrub beds and is bounded by panelled fencing. There is access along the rear of the property for maintenance and to the left hand side of the cottage is a driveway and parking plus a single garage.

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

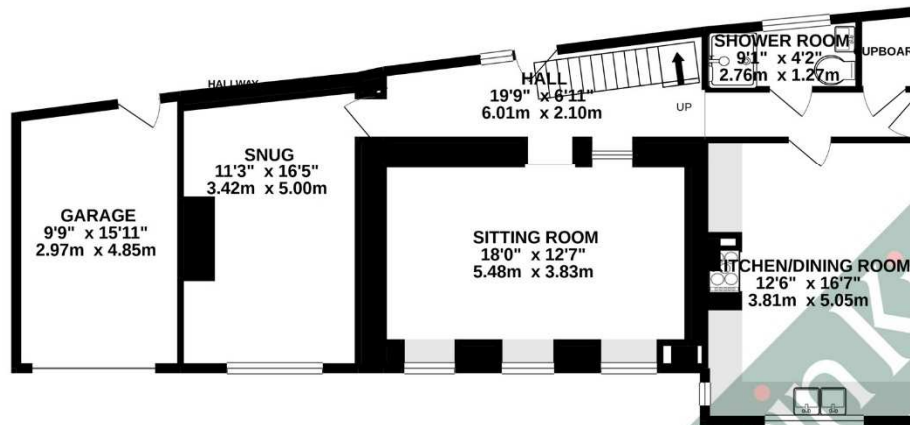
DIRECTIONS – from Robin King Estate Agent’s office in Congresbury, turn right at the traffic lights on to the A370, turn left at the next set of lights on to the B3133 towards Yatton. The property will be found shortly to the left hand side, on the slip road.

SERVICES – all mains services

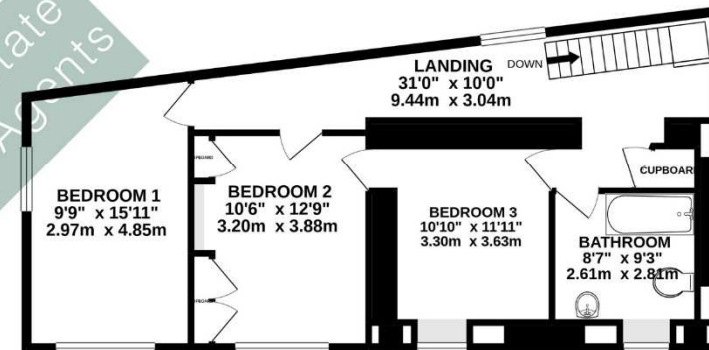
LOCAL AUTHORITY – North Somerset District Council – Band E £2,218.86 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - E

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1581sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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