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2014-2015

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

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## 12 STONEWELL LANE, CONGRESBURY, BRISTOL, BS49 5DL

**Well appointed flexible accommodation with downstairs wet room**

**Superb kitchen/breakfast room with direct access to breakfast terrace**

**2 rooms in garage conversion providing additional space for a home office or similar**

**Single garage**

**Enclosed low maintenance rear courtyard garden**

**Summerhouse – ideal for a play house/storage**

**Easy walk to wide-ranging village amenities**

**Popular quiet location in Congresbury village**

**Catchment area for Churchill Academy**

**Good commuter links to Bristol and beyond**

A beautifully presented 3-4 bedroom detached house in a popular village location that provides flexible accommodation to suit a variety of needs.

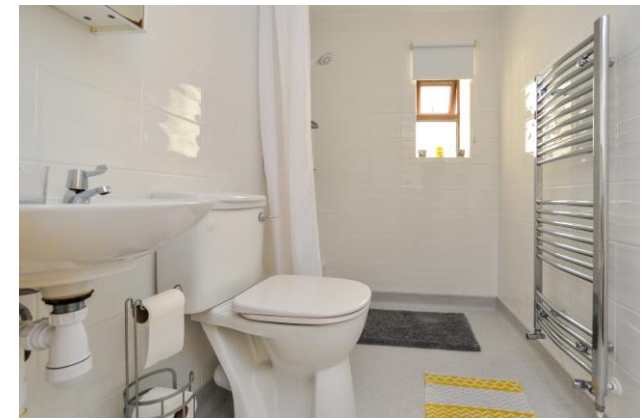
The property is accessed up stone steps from the driveway, which lead to the sunny terrace to the front of the house. This provides a wonderful elevated location to sit and enjoy the sunshine throughout the day. There is a small enclosed garden laid to lawn with some shrubs.

On the ground floor with views to the front is a spacious sitting room and a family room/snug. The dining room/bedroom 4 has views over the rear garden, and there is a well planned wetroom. The highlight of the ground floor is the spacious kitchen/breakfast room which features a large breakfast bar and a comprehensive range of wall and base units with double sink, double oven and hob. There is an integrated dishwasher and space for a fridge/freezer. Light floods through the French doors that lead onto the breakfast terrace, which provides an ideal location for al fresco dining. There is a spacious utility/boot room with plumbing for a washing machine, tumble dryer along with a sink and cupboards. A door leads out to the side of the property.

Upstairs is a generous landing area, 3 good sized bedrooms and a well-planned bathroom along with a handy storage cupboard. There is a sense of space and light with good ceiling heights.

Gated paths run round each side of the property, leading to the paved rear garden. Low level lights provide illumination and there is an outside power supply. The paved rear garden provides a low maintenance sun trap





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 Weston-Super-Mare, and a mainline commuter rail service runs from Yatton, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers activities including the Strawberry Line and 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:**

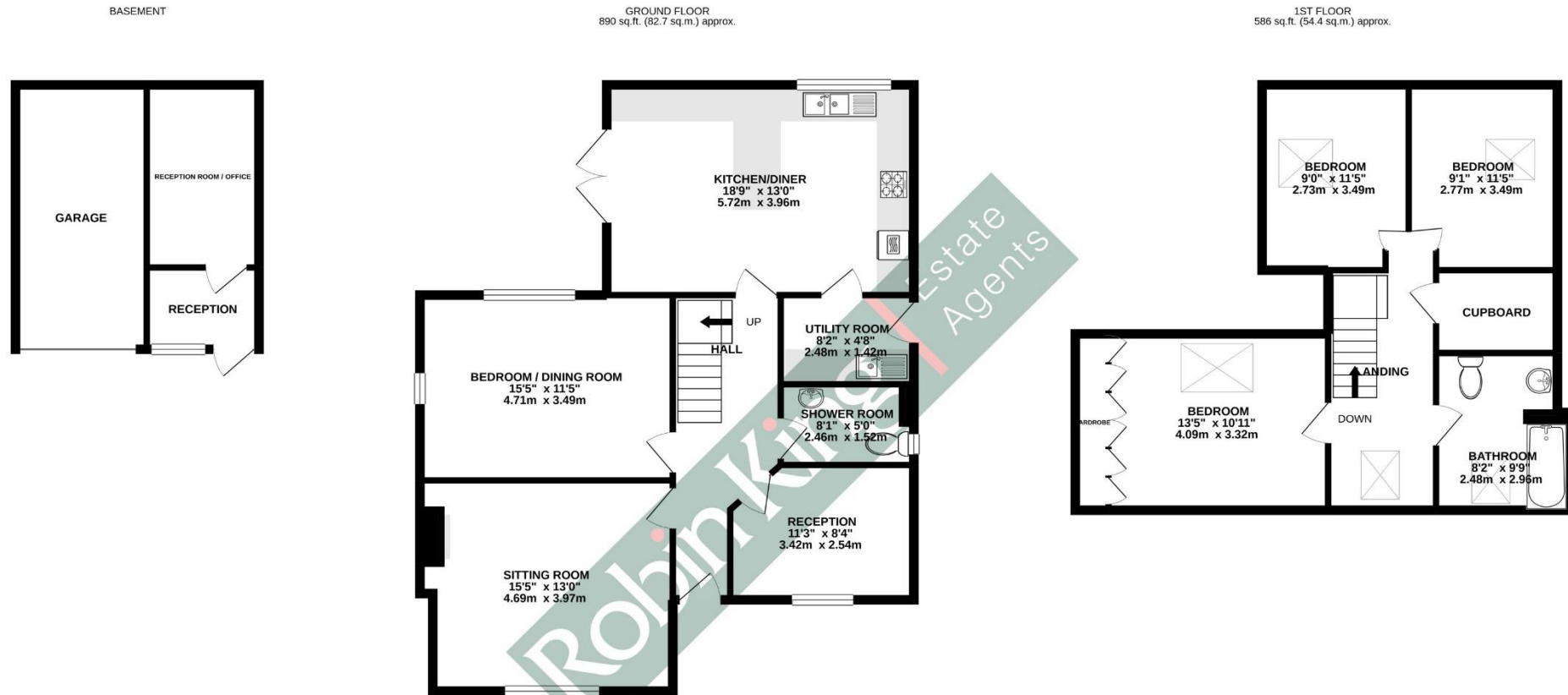
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 our office in Congresbury, turn right onto High St/B3133 and follow the road to the shopping precinct on the right, taking the first right turn at the Co-op onto Stonewell Lane. Go past Stonewell Drive on the right and past Stonewell Motors on the left. The property is set off the road on the right hand side.

**SERVICES** – Mains electricity, gas, water, drainage

**ENERGY RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Band E £2,324.09 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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