



The Brue
12a Wrington Road, Congresbury, Bristol, BS49 5AN

Robin King | Estate Agents

THE BRUE, 12A WRINGTON ROAD, CONGRESBURY, BRISTOL, BS49 5AN

A well-proportioned superb 5 bedroom detached family home in a tucked away location with ample parking, a double garage and a charming garden in a popular North Somerset village with convenient access to Bristol and beyond.

APPROXIMATELY 2,378 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION (EXCLUDING DOUBLE GARAGE) • FIVE DOUBLE BEDROOMS, TWO WITH EN-SUITES • UNDERFLOOR HEATING TO GROUND FLOOR • SPACIOUS SITTING ROOM WITH WOOD BURNING STOVE • HIGHLY ENERGY EFFICIENT HOME (EPC RATED - B) • GENEROUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM • CONVENIENT ACCESS TO A POPULAR VILLAGE SCHOOL AND SHOPS • WITHIN CATCHMENT AREA FOR THE WELL REGARDED CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 2.3 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 6.4 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT 6.4 MILES • CENTRAL BRISTOL 12.9 MILES (ALL APPROX.)

The Brue is a magnificent family home located in an exclusive cul-de-sac of only four stunning properties tucked away in a peaceful location. This home was built by the renowned local builder, Woodstock Homes, known for their expertise in creating outstanding small-scale developments. Situated on the outskirts of Congresbury village this location offers the perfect balance for both commuters and nature enthusiasts.

Upon entry, there is an immediate sense of space and light with a welcoming entrance hallway which flows well and like much of the ground floor accommodation, is fitted with wood-effect flooring.

To the left of the hallway, the generous dual-aspect sitting room is well-proportioned and spacious with a wood-burning stove set into an attractive fireplace giving this room an elegant feel. Off the hall the study is light and airy with views of the garden and pleasant semi rural vistas. This room is currently in use as a home office but would also serve as a playroom if required.





The heart of this home is the substantial open-plan kitchen/dining/family room extending across the entire width of the house. The kitchen is fitted with an extensive range of stylish wall and base units, including a larder cupboard and a central island. Integrated appliances include a Neff double oven, Bosch 5-ring hob, and a microwave. There is ample space to accommodate an American-style fridge freezer and dishwasher. The large dining area is the perfect space to linger over a family meal. The room is naturally bright with bi-fold doors leading out to the terrace creating a seamless flow between indoor and outdoor spaces. At the end of the room is a lounge area with French doors providing tranquil views of the thoughtfully planted, mature and colourful gardens.

Off the kitchen, a separate utility room with granite worktops provides additional storage space with plumbing for a washing machine and a door connecting to the integral double garage. The garage houses the boiler and completes this practical and versatile space.

Ascending the stairs from the smart hallway the spacious landing on the first floor, leads to comfortable and stylish bedroom accommodation. There are two large cupboards, including an airing cupboard that provide additional linen storage. Branching off from this central point is a family bathroom and five generously proportioned double bedrooms with distant village, countryside, and hillside views. The two main bedrooms come complete with en-suite facilities and rainfall showers, adding further luxury. Every bedroom in this exceptional home is equipped with stylish, fitted wardrobes or a dedicated dressing area ensuring ample storage space. Prepare to be captivated by the impressive principal bedroom suite; a true sanctuary that offers a spacious dressing room, including corner-fitted wardrobes and a contemporary en-suite.

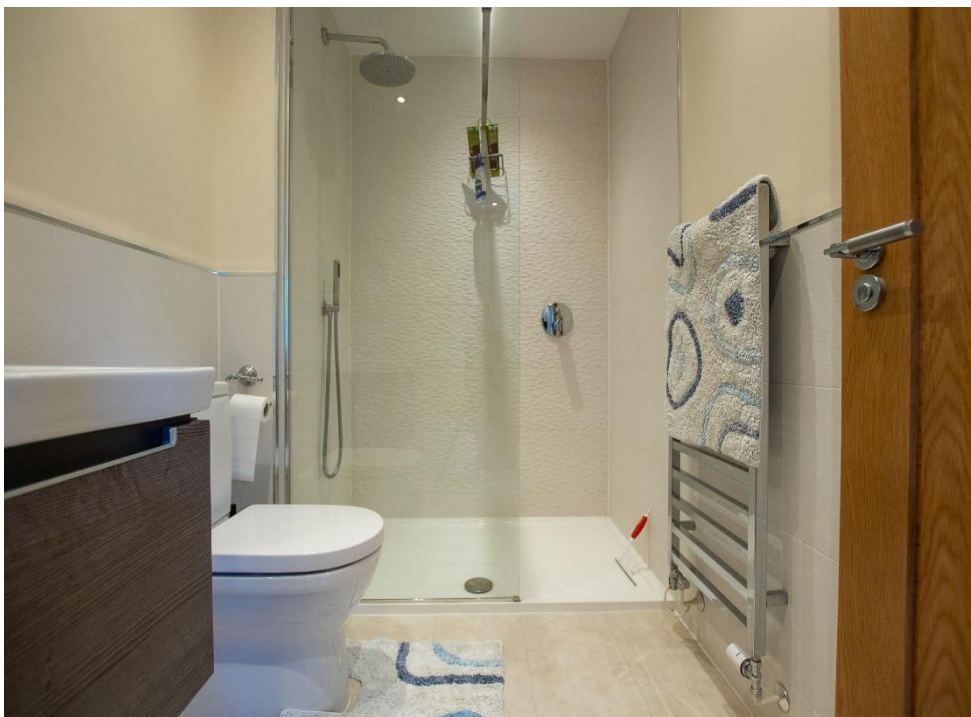




OUTSIDE – The wrap-around garden, which is south facing, is a delightful feature of this wonderful family home with securely fenced boundaries. There is a mix of colourful perennials, apple tree, mature shrubs and climbers creating colour and interest throughout the year. The garden also benefits from a good sized timber shed, log store and outdoor dining terraces. Accessible through a convenient side gate, the double garage, parking, and driveway are easily reached.

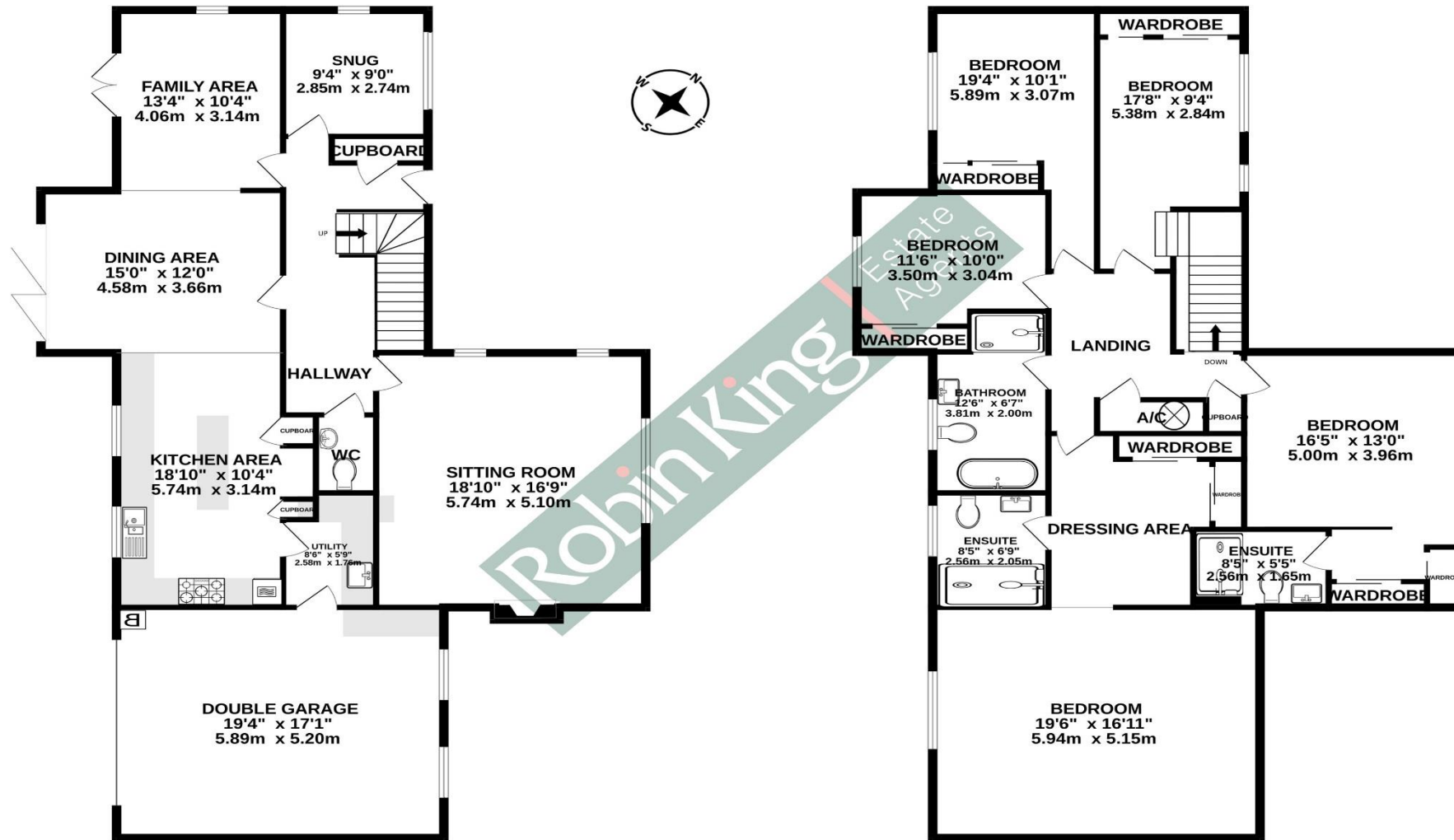
LOCATION - Congresbury is a popular and thriving village just south of Bristol, surrounded by countryside with a great range of shops, cafes, pubs, and facilities including a preschool and primary school. Senior schooling is available at the ‘Outstanding’ Churchill Academy and Sixth Form. Local transport networks are good, with easy access to the M5 motorway within 6 miles to Junction 21 (St Georges) and 6.4 miles to Junction 20 (Clevedon). Regular bus services run to and from Bristol and mainline railway services are available within 2.3 miles from Yatton Station – Paddington from 114 minutes. Bristol Airport is within 6.4 miles. (All distances are approx.)





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2378sq.ft. (220.9 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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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’s office in Congresbury, turn right onto the A370 traveling towards Bristol. Go through the traffic lights and take the second turning on the right signposted Wrington/Redhill, where the property will be found shortly to the right hand side in a slightly elevated position.

SERVICES – All mains services are connected.

EPC RATING - B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,440.97 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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