



Montreux Farm
49 Wrington Road, Congresbury, Bristol, BS49 5AS

Robin King | Estate
Agents

MONTREUX FARM, 49 WRINGTON ROAD, CONGRESBURY, BRISTOL, BS49 5AS

A substantial and very impressive 6 bedroom detached property set in around 3.4 acres with ample parking including a double garage in a wonderful rural location on the outskirts of Congresbury with absolutely breath-taking panoramic views over surrounding countryside

APPROX 3,727 SQ FT VERY FLEXIBLE ACCOMMODATION THAT COULD BE EASILY DIVIDED TO CREATE A SEPARATE ANNEXE IF NEEDED
SUPERB LIVING ROOMS WITH UNINTERRUPTED PANORAMIC VIEWS • WELL EQUIPPED KITCHEN/BREAKFAST ROOM • SEPARATE DINING AND SITTING ROOMS, EACH WITH A WOOD BURNER • LARGE CONSERVATORY • 2 EN-SUITE DOUBLE BEDROOMS PLUS 4 FURTHER BEDROOMS AND SUPERB FAMILY BATHROOM • WORKSHOP AND LARGE UNDERCROFT STORAGE AREA • DOUBLE GARAGE AND ADDITIONAL BIKE STORE • APPROX 2 ACRE PADDOCK – ADDITIONAL LAND MAY BE AVAILABLE BY SEPARATE NEGOTIATION • JCT 20 AND JCT 21 M5 WITHIN 7 MILES • MAINLINE RAILWAY SERVICES WITHIN 2 MILES FROM YATTON STATION (PADDINGTON FROM 114 MINUTES)

Set in an idyllic rural location on the outskirts of Congresbury, Montreux Farm is a stunning family home that has been the subject of a comprehensive programme of careful extension and enhancement to create a very energy-efficient, flexible property to suit a variety of needs. Currently presented as one large single property, it has been thoughtfully designed to allow the creation of an annexe if required, perhaps to suit a dependent relative or for multi-generational living.

The property is situated in an elevated position, with substantial living room accommodation on the first floor characterised by extensive panoramic views over surrounding countryside and to the Mendip hills beyond. Both the superb dining room to one end and the glazed conservatory to the other demonstrate a sense of “bringing the outside in”, and the various French doors and sliding doors in many rooms provide multiple opportunities to sit outside and enjoy the fantastic location.

The spacious, light and airy entrance hall beyond the double wooden front door sets the scene for the accommodation within, with a striking curved wooden staircase. To the right, the elegant dining room includes a wood burner with a slate hearth and a raised dining area allows the wonderful far





reaching views to be admired through the multiple windows of the curved bay, and a glazed door provides access to the balcony beyond.

The large, hand-made bespoke kitchen/breakfast room is another highlight of the property, with recessed feature lighting and sinuous pale wooden base units with granite worktops and ample space for an American style fridge/freezer. The very striking large semi-circular central island incorporates a large induction hob, double oven and wine fridge along with space for people to sit and chat with the chef. There is a glazed utility room beyond the kitchen, along with a boiler room and cloakroom, and doors to either side provide paved access around either side of the house to the front.

In the kitchen's dining area stylish vertical radiators flank the wide 6 panelled full length glazed window with French doors opening onto the glazed balcony running across the front of the property. Glazed double oak doors lead through to the spacious sitting room, also with French doors opening onto the balcony, and there is a large wood burner. Two sets of patio doors open onto the spacious conservatory beyond, which is another wonderful place to sit and enjoy the surroundings, with 2 sets of bi-fold doors opening on to a large outdoor dining terrace with glazed balcony beyond.

Should a separate annexe be required, the current sitting room area would be large enough to accommodate a kitchen and dining area, and there is a door to the rear of the property that could become a front door. Stairs lead down past an office (that was formerly a bathroom, and the original plumbing/drainage has been retained) to a large ground floor bedroom with two fitted cupboards and wonderful views from the large window. Separate stairs from the sitting room rise up to the second floor bedroom accommodation, which again could be separated should an annexe be needed, to include a large "L"





shaped double bedroom with stylish en-suite shower room and two sets of French doors providing access onto the glazed balcony. Beyond is a large family bathroom with corner spa bath and large enclosure and 4 further bedrooms, one of which incorporates an en-suite shower room and French doors opening onto a curved glazed balcony above the dining room. The main staircase down to the entrance hall leads down from a wide galleried landing area with additional balcony access.

In addition to the ground floor bedroom, there is a large undercroft storage area and a workshop plus a bike store and double garage, each with remote-controlled doors.

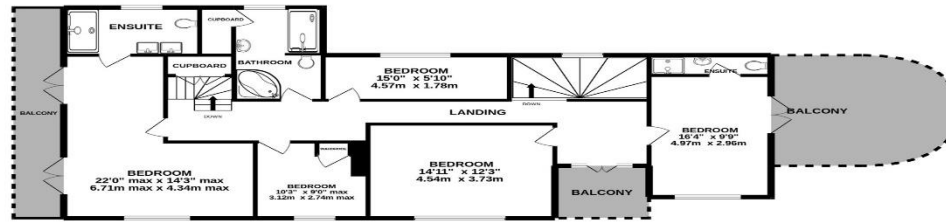
To the front of the property is a paddock of approx. 2.8 acres, with post and rail fencing, and further land may be available by separate negotiation.

Location – Montreux Farm is situated in a rural position on the outskirts of Congresbury, a very popular village with excellent amenities including shops, nursery and primary schools. The property is within the catchment area for the “Outstanding” Churchill Academy and Sixth Form. Further amenities are available nearby in Wroughton

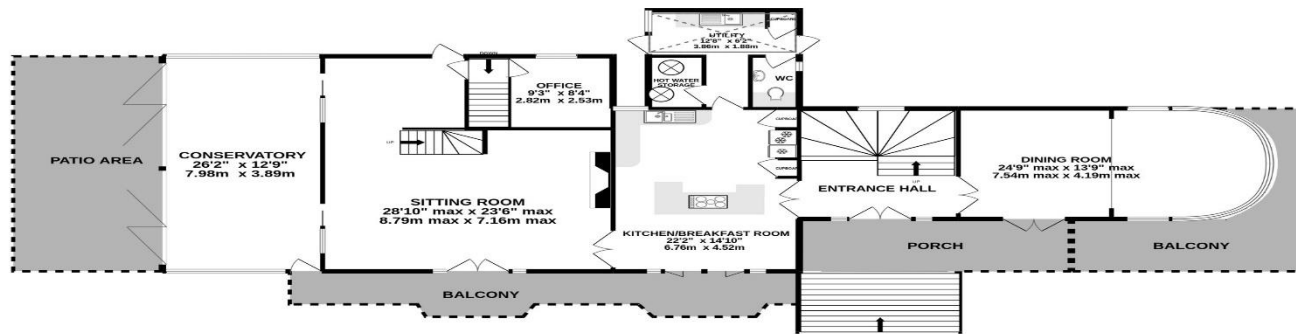




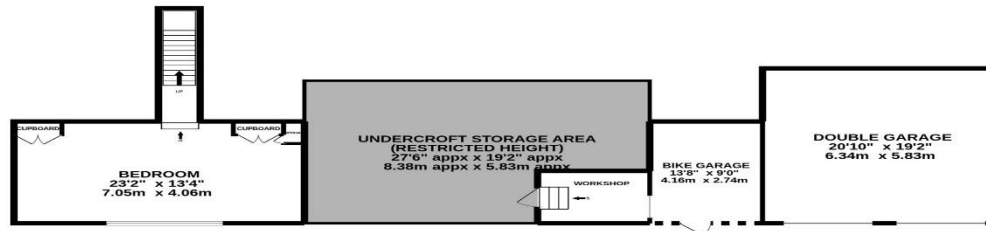
2ND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
2142 sq.ft. (199.0 sq.m.) approx.



GROUND LEVEL
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 3727 sq.ft. (346.2 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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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

and regular mainline railway services are within 3 miles from Yatton station (London Paddington from 114 minutes). There is access to the M5 within 7 miles, either at Jct 20 or Jct 21. Bristol Airport is within 6 miles and Bristol city centre approximately 13 miles distant. The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits.

DIRECTIONS – Montreux Farm is situated along the Wrington Road – from Congresbury, take the left turn just before the right turn to Urchinwood Lane. Continue along the road, which bears to the left, and continues up between 2 fields. Where it forks towards the top, take the right hand driveway signposted to Montreux Farm.

SERVICES – Ground source heat pump and 36 solar panels provide heating and electricity, water treatment plant **EPC RATING - C**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3,721.65 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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