



Greystack
27 Wrington Lane, Congresbury, Bristol, BS49 5BQ

Robin King | Estate Agents

GREYSTACK, 27 WRINGTON LANE, CONGRESBURY, BRISTOL, BS49 5BQ

A beautifully appointed, individual 4 bedroom detached family home with generous landscaped gardens, a triple garage and extensive driveway parking on the outskirts of a highly regarded village convenient for access to Bristol and beyond

APPROX 2,421 SQ FT FLEXIBLE ACCOMMODATION • SUPERB SITTING/DINING ROOM WITH CONTEMPORARY GLAZED REAL FIREPLACE AND INTEGRATED SOUND SPEAKERS • GENEROUS KITCHEN PLUS UTILITY ROOM • WELL APPOINTED BEDROOMS, ALL WITH SHARPS FITTED WARDROBES • HIGH QUALITY BATH/SHOWER ROOMS • DETACHED TRIPLE GARAGE WITH DEVELOPMENT POTENTIAL • BEAUTIFULLY PLANTED GARDENS • ELECTRIC GATED ENTRANCES, VIDEO/AUDIO ENTRY SYSTEM • NO ONWARD CHAIN • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY • YATTON STATION 2.2 MILES FOR MAINLINE TRAINS – PADDINGTON FROM 114 MINUTES / BRISTOL AIRPORT 6.5 MILES / BRISTOL 12.5 MILES / ACCESS TO M5 WITHIN 6.2 MILES FROM JCTS 20 & 21 (ALL APPROX)

Set in an elevated, tucked-away location off Wrington Lane, Greystack is a unique property providing well appointed, extremely flexible accommodation to suit a variety of needs. With high quality fixtures and fittings throughout, but especially in the bathrooms and bedrooms, the property is ready for immediate occupation, with no onward chain. The extremely large triple garage provides significant development potential (subject to necessary permissions) to create self contained annexe accommodation if needed.

The property is accessed via electric metal gates, which include a video/audio entry system. The low maintenance bonded driveway includes a large parking area, and leads up to the right of the house, where another electric gate opens onto a large parking area and the triple garage beyond.

The ground floor accommodation includes a superb, very light and airy triple aspect sitting/dining room with a contemporary real fire to one corner, with a glazed screen and log store below. Light floods through wide patio doors opening onto the curved flagstone terrace and the beautiful gardens beyond. There are two large picture windows to the side and to the other end, French doors open onto another terrace and a further garden area. There are integrated ceiling speakers along with a wall panel speaker near the





dining area. The kitchen is well appointed, with a good range of wall and base units including a breakfast bar and an integrated Siemens dishwasher, an integrated NEFF washing machine, a large range cooker and space for a fridge/freezer. The remaining ground floor accommodation is currently configured to suit a dependent relative, or could provide treatment rooms or a suite for working from home perhaps. Neatly presented, there is a contemporary shower room, a bedroom and a sitting room with a feature fireplace and patio doors opening onto the curved flagstone terrace beyond.

The upstairs accommodation is also very well appointed, with all 3 double bedrooms incorporating a wide range of Sharps fitted furniture. The dual aspect principal bedroom includes a dressing table and seating area and a very stylish en-suite shower room with feature lighting. To the end of the landing is a fitted work/office space, ideal for working from home, and bedroom 2 is also fitted with a drawers/dressing table arrangement that provides an additional place to work from home, if needed. The smart family bathroom includes a bath with shower screen.

The triple garage includes a remote-controlled roller door plus a courtesy door, with very generous internal space including overhead rafters storage. To the rear of the garage is a large workshop room to the right and a utility room/kitchen area to the left, with a back door to a private decked garden area beyond. To one corner of the garage there is also a cloakroom. While the garage immediately provides a superb facility in its current format, it also provides great potential for development into a self contained annexe, subject to the necessary permissions.

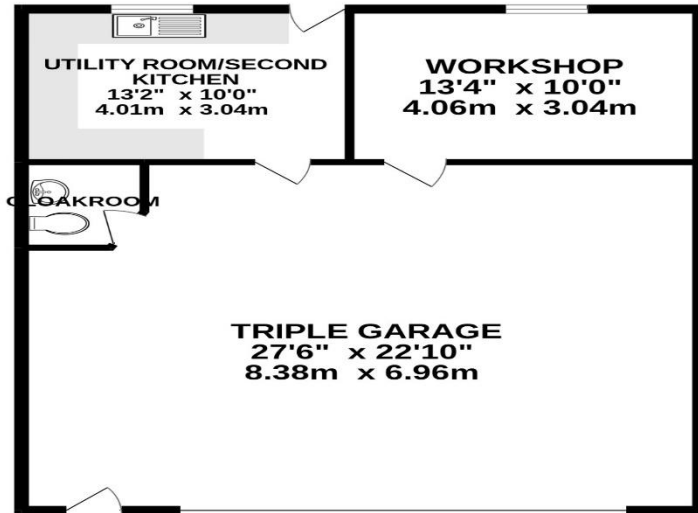
Outside – the main garden sits to the front of the property, and has been carefully designed and landscaped, and planted with a superb selection of trees, bushes and shrubs to create a beautiful outdoor space with colour and interest throughout the year. Near the house is a large pond with a water channel feature providing a wonderful and relaxing sound of falling water. Across the front of the property the wide flagstone terrace provides a superb place to sit and enjoy the surroundings or for outdoor entertaining and alfresco dining.



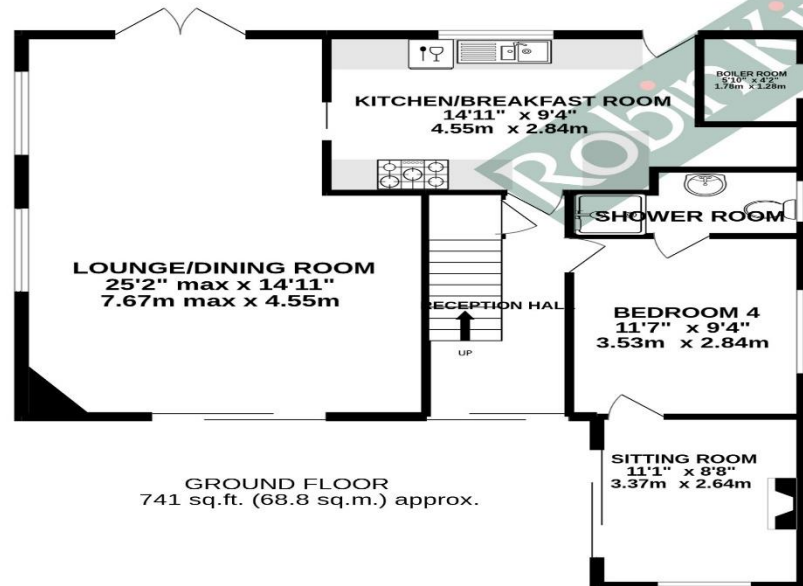
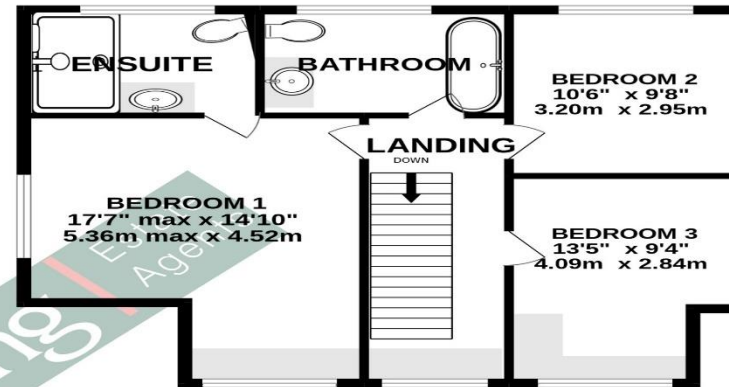


Location – Congresbury is an exceptional and thriving village surrounded by beautiful countryside, with a great range of facilities and amenities including a pre-school and primary school, many independent shops, cafes and 3 pubs plus a small supermarket, chemist, churches and a library. Senior schooling is available within 3.2 miles at the “Outstanding” Churchill Academy and Sixth Form. Yatton station is within 2.2 miles with direct journey times to London Paddington from 114 minutes. There are bus stops nearby on the A370 for services to Bristol, Weston-super-Mare and beyond. Access to the M5 motorway is within 6.2 miles, from either Jct 20 (Clevedon) or Jct 21 (St Georges), for routes to the west country, Bristol and beyond. Bristol Airport is also within 6.5 miles, and Bristol city centre approximately 12 miles. The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar and there are opportunities for golf, sailing and riding nearby, plus wonderful walks either along the nearby Bristol Channel or in the Mendips.





1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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.
Made with Metropix ©2022

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 take the A370 Bristol Road and just past the bus shelter on the right, turn right into Kent Road. Proceed to the end of Kent Road and turn right onto Wrington Lane, and continue past Wrington Mead on the left, and Cobthorn Way on the right, and Greystack is the second property on the left hand side.

SERVICES – Mains electricity, water and drainage. Oil fired central heating. No gas.

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2835.43 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**