



**Long View**  
**24 Wrington Lane, Congresbury, Bristol, BS49 5BQ**

**Robin King** | Estate Agents



## LONG VIEW, 24 WRINGTON LANE, CONGRESBURY, BRISTOL, BS49 5BQ

A spacious 4 bedroom detached family home with ample parking, single garage and charming enclosed rear garden in a popular location on the outskirts of a thriving North Somerset village with excellent amenities, conveniently situated for access to Bristol and beyond

**APPROX 1,666 SQ FT FLEXIBLE, FREE-FLOWING ACCOMMODATION • SPACIOUS KITCHEN/DINING ROOM WITH SUNNY CONSERVATORY OFF • GENEROUS SITTING ROOM WITH WOOD BURNER • 1.8kW SOLAR PV SYSTEM PLUS SOLAR WATER HEATING • CHARMING AND PRODUCTIVE SOUTH FACING REAR GARDEN WITH ESTABLISHED VEGETABLE BEDS, TERRACED AREAS, 2 PONDS, SHED AND GREENHOUSE • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • YATTON STATION 2.2 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 MOTORWAY WITHIN 6.2 MILES AT JCT 20 (CLEVEDON) OR JCT 21 (ST GEORGE’S) • BRISTOL AIRPORT 6.4 MILES • BRISTOL 12.5 MILES (ALL APPROX.)**

A much-loved family home for the past 26 years, Long View provides well balanced, free-flowing, accommodation along with generous parking and a charming and productive enclosed rear garden.

Upon entry via the enclosed porch that provides a useful boot/coat storage area, one immediately notices the engineered wooden flooring, a characteristic of much of the ground floor, and the eye is drawn along the hallway to the sunny kitchen/dining room to the rear. Before the kitchen is a useful study area and glazed double doors opening into the spacious sitting room with access to the conservatory overlooking the rear garden. The sitting room feels calm and restful with neutral décor, and is very spacious, having been created by knocking through the original dining room and sitting rooms. To the far end is a wood burning stove and lovely front garden views through the wide bay window. There is a small room off the sitting room that currently provides useful storage, but could perhaps also be used as a study.

The kitchen/dining room is a highlight of the property, providing a wonderful space for family









dining, entertaining and relaxing. It opens directly into the sunny conservatory, giving a great sense of light and space, and there is a striking stained glass “dragonfly” window, providing charming character and interest. Double doors off the conservatory open onto the sunny terrace at the side of the house. The kitchen incorporates a good range of wall and base units along with a small breakfast bar, and there is space for a cooker, fridge/freezer and a dishwasher. A glazed door to one end of the kitchen opens into the utility room, with a sink, shelving and storage units plus space for a washing machine and a freezer, plus a useful door into the single garage. Off the kitchen is a lobby with a downstairs cloakroom and a back door providing access to the garden.

Upstairs the bedroom accommodation is arranged along a landing that incorporates a useful boiler/storage cupboard, a separate cloakroom with w.c and basin, and a family bathroom to the end with a bath with shower over. There are three generous double bedrooms and a single bedroom: the dual aspect principal bedroom is a good size, with a wide bay window overlooking the front garden. Along the hallway, to the rear, is another double bedroom with a window seat providing a great place to sit and admire the views towards the Mendips. The 3<sup>rd</sup> double bedroom (currently arranged as an office/bedroom) has an en-suite shower and basin; the single bedroom, overlooking the front garden, is also currently used as an office.

**Outside** – the gravelled lay-by to the front of Long View is shared by this property and number 22, and provides generous parking in addition to the property’s ample block-paved driveway parking and single garage. The front garden incorporates a lawned area bordered by established shrubs and plants including a very productive Red Devil apple tree, and a path leads around the side to the rear garden. The charming south facing rear garden has been arranged into different zones, with an interesting variety of shrubs, trees and bushes. Productive vegetable beds to the far end incorporate raspberry and loganberry bushes, and there are fruit trees including apricot and plum. There is a greenhouse, a garden shed and a trellised seating area and the willow tree provides a focal point.







Near the house a small fountain and two small ponds create a wonderful natural habitat, and to the side near the conservatory a terraced area provides a wonderful space to sit and enjoy the surroundings, as well as useful access to the front garden.

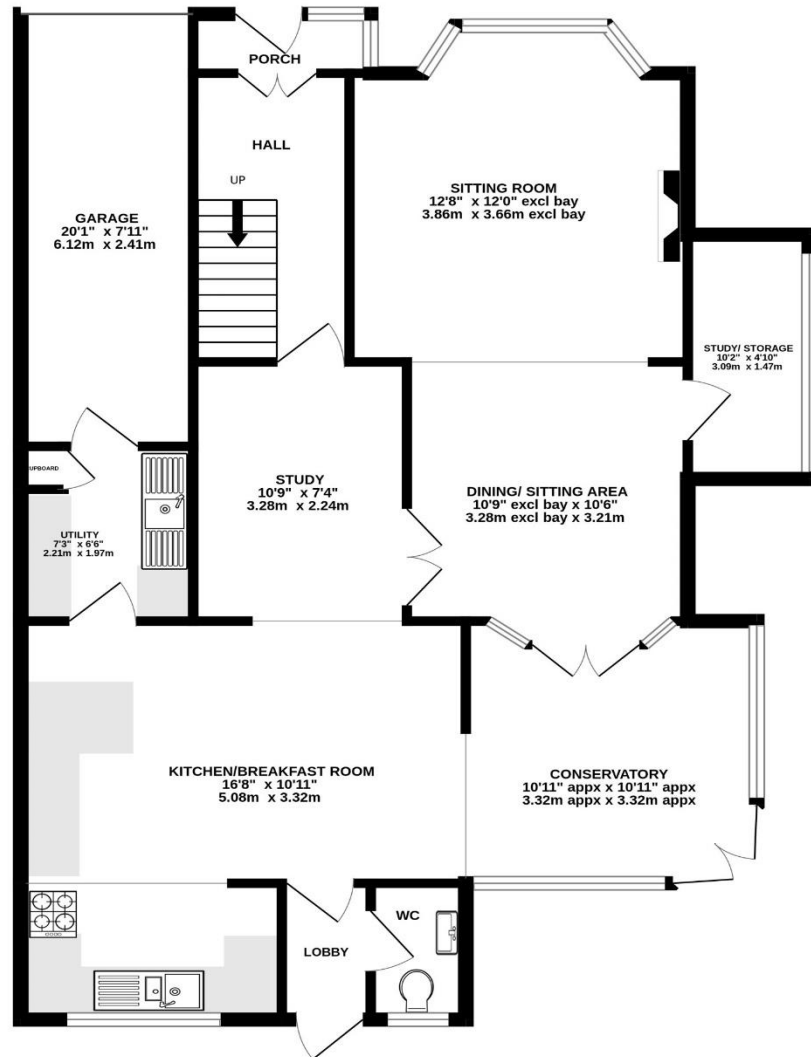
**Location** – Congresbury is an exceptional and thriving village surrounded by beautiful countryside, with a great range of facilities and amenities including a pre-school and primary school, many independent shops, cafes and 3 pubs plus a small supermarket, chemist, churches and a library. Senior schooling 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. Access to the M5 motorway is within 6.2 miles, from either Jct 20 (Clevedon) or Jct 21 (St Georges); Bristol Airport is within 6.4 miles, and Bristol city centre approximately 12.5 miles away. 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.



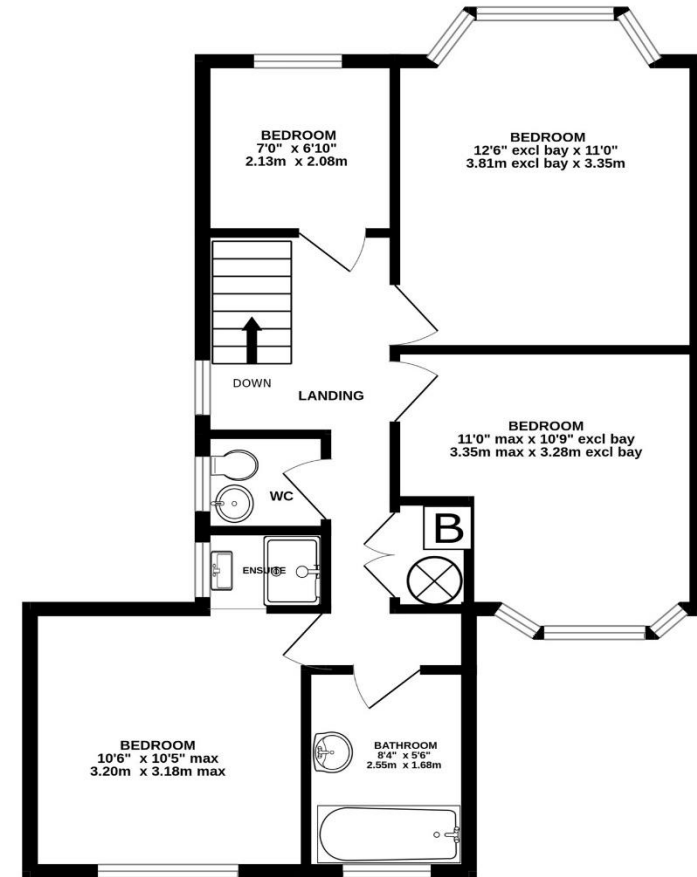




GROUND FLOOR  
1047 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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 our office take the A370 Bristol Road and just beyond the bus shelter on the right, turn right onto Kent Road. Continue to the end of Kent Road, and just before it re-joins the A370 take the right turn onto Wrington Lane. After approx. 0.1 miles look out for the left turning onto Wrington Mead, and Long View is on the right hand side, almost opposite that turning.

**SERVICES** – All mains services connected, gas central heating plus solar water heating and 1.8kW solar PV system

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **Council Tax Band E** - £2,399.20 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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