



High Lodge
Frost Hill, Congresbury, Bristol, BS49 5AD

Robin King | Estate Agents

HIGH LODGE, FROST HILL, CONGRESBURY, BRISTOL, BS49 5AD

A characterful and beautifully appointed 3 double bedroom detached cottage set in large mature grounds in an elevated position surrounded by woodland, with far reaching views towards the Quantocks, convenient for access to the facilities of Congresbury and Yatton and excellent transport links to Bristol and beyond

APPROX 1,951 SQ FT FLEXIBLE ACCOMMODATION ARRANGED OVER 3 STOREYS INCLUDING A GENEROUS TRIPLE ASPECT SITTING/DINING ROOM, LARGE CONSERVATORY AND A SPACIOUS BASEMENT HOBBIES/CRAFT ROOM • VARIOUS OUTBUILDINGS INCLUDING DOUBLE GARAGE, LARGE GREENHOUSE, STONE BUILDINGS AND SHEDS WITHIN THE GREEN BELT, SURROUNDED BY A SITE OF NATURE CONSERVATION INTEREST, LOCAL NATURE RESERVES AND ANCIENT WOODLAND • • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • YATTON STATION WITHIN 1.2 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 (JCT 20) WITHIN 5.3 MILES • BRISTOL AIRPORT 9.7 MILES • CENTRAL BRISTOL 12.7 MILES

Believed to have been built around 200 years ago as estate cottages for Cadbury House, and originally called Vine Cottages, High Lodge is a detached family cottage that has been updated and enhanced by the current owners, creating beautifully appointed accommodation that retains great character and charm.

Set amidst generous garden and grounds, surrounded by a fantastic natural setting including ancient woodland, there are superb far-reaching views over Crook Peak, the Mendips and to the Quantocks beyond. The house and grounds have been designed for comfort and entertaining in a superb setting, with various outdoor spaces for alfresco dining and relaxing. Situated towards the top of Frost Hill, there is a sense of being on top of the world, away from the masses, yet the comprehensive facilities of Congresbury and Yatton, plus excellent transport connections including a mainline railway station, are within a mile of the property.

Upon entry, near the front door is a charming snug with character features including a wood burner set into a brick fireplace, a painted beamed ceiling and 2 latched wooden wall cupboards that provide interest and storage. There are lovely views of the garden and grounds through 2 side windows, and through glazed French doors opening into the very spacious conservatory running across the side of the house. This





has been carefully designed, with full height glazed walls (rather than part-bricked) for maximum views and light, and a 3-panel doorway that can open fully creating a wide entrance – ideal for entertaining. From the conservatory there are breath-taking views over surrounding countryside as far as the Quantocks.

The very large triple aspect sitting/dining room is a highlight of the property, with a beautiful solid tobacco oak wooden floor, beamed ceiling, an exposed stone inglenook fireplace with gas “wood burner” style fire and a pretty window seat. The generous dining area is a step down from the sitting area, and accommodates a huge dining table and there are wonderful woodland views through 3 windows.

The hallway leads round, past a Y shaped staircase up to the bedroom accommodation, to the well-appointed kitchen/breakfast room, with 2 large reversible pivot windows providing superb views, and a good range of white wall and base units including some deep pan drawers and illuminated glazed display cupboards. There is a 4-way kitchen tap including boiling and filtered options, plus space for a fridge/freezer, a dishwasher and a large gas range-style cooker. To one side of the kitchen is a storage cupboard that currently also has useful ladder access downstairs to the basement workroom/utility room. A kitchen door opens into the conservatory, completing the free-flowing ground floor accommodation.

The first floor is reached via an unusual “Y” shaped staircase that to the right opens onto a galleried landing area, to the right of which is a generous double aspect double bedroom, with lovely garden views. The landing continues round to an upstairs cloakroom and onwards past a wide array of neat latched hallway storage cupboards to the smart family bathroom. The additional 2 double bedrooms are situated off the other arm of the “Y” shaped staircase: to the left is a spacious double bedroom with an extensive range of fitted wardrobes, beyond which is a very stylish en-suite shower room with a dual-headed shower. The large dual aspect principal bedroom has a painted beamed ceiling and far reaching views through French windows (which open fully without a central bar in the middle obscuring the view).







Another highlight of the property is the superb lower ground floor utility/hobbies room that includes a wine store to one end. Accessed via the garden, or via a ladder down from the kitchen cupboard, the generous, flexible space includes a utility area to one end.

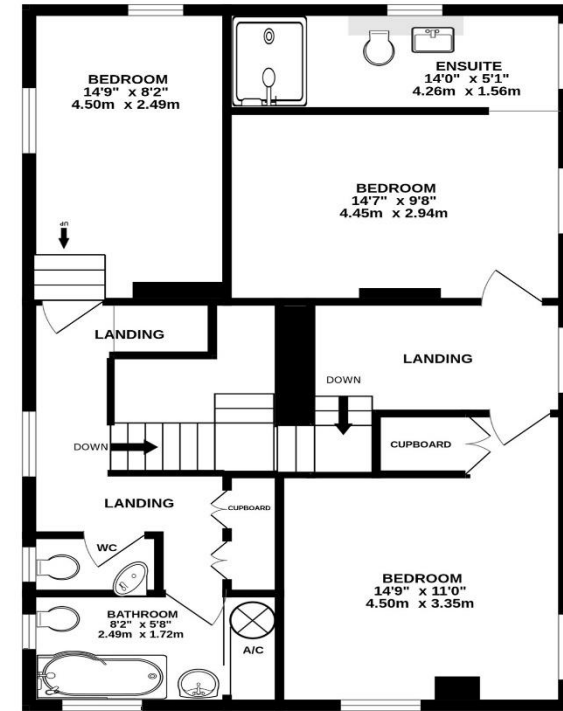
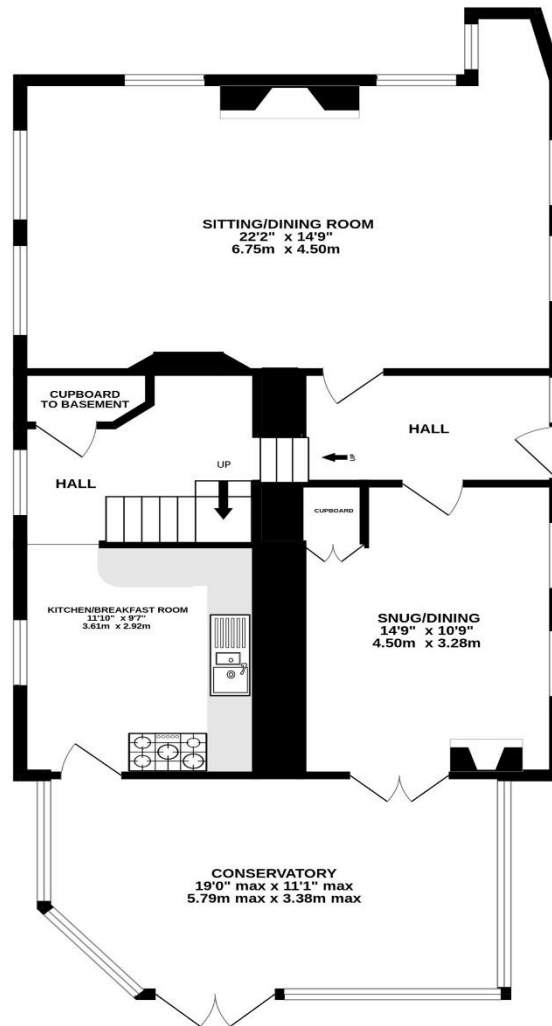
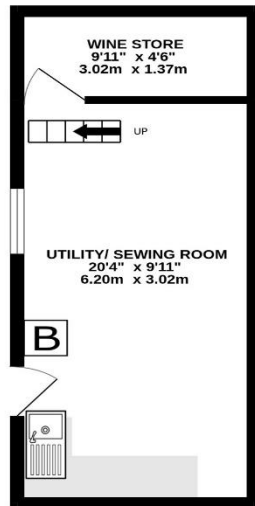
Outside – the gardens and grounds are truly wonderful, with a superb assortment of established trees, shrubs and plants which have been planted with great care and attention to detail to provide interest and colour throughout the year. Various zones are linked by inviting paths and steps; there is a large lawned area and assorted terraced seating areas, ideal for al fresco dining and entertaining and somewhere to sit and enjoy the surroundings and far-reaching views. Near the conservatory is a sheltered terraced area with a pond, and stone outbuildings currently used as wood store/tool sheds. An external staircase beyond the conservatory provides access to the hobbies room and the charming “Chinese” garden beyond, and also to the nearby vegetable garden which includes blackcurrant and tayberry fruit bushes. Fruit trees include apple, pear and quince and there is a grapevine, as well as a large greenhouse. Multiple outbuildings including a double garage provide opportunities for a variety of uses, and there is generous driveway parking.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



BASEMENT
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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 ©2023

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 turn left at the Smallway traffic lights towards Yatton. Go past Cadbury Garden Centre and the next retail development on the right. As the road starts to bear uphill and round to the left towards Yatton, look out for the triangular junction on the right. At the triangle take the left hand (2nd) turning onto Woodhill then turn left almost immediately left onto the track, by the high wall, and follow the track all the way up to the top, passing another property on the way.

AGENT'S NOTE – a public footpath to Cadbury Camp runs around the outer perimeter of the garden, which has been carefully planted with mature bushes and shrubs for privacy
SERVICES – Gas central heating, wood burner, private drainage
EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band F** £2840 (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**