



Spring House
Brinsea Batch, Congresbury BS49 5JP

Robin King | Estate Agents

SPRING HOUSE, BRINSEA BATCH, CONGRESBURY BS49 5JP

A contemporary 4 bedroom property in the highly sought after village of Congresbury.

APPROX 1532 SQ. FT ACCOMMODATION • 4 BEDROOMS • LARGE KITCHEN/DINER • DOWNSTAIRS CLOAKROOM • SEPARATE UTILITY AREA • 2 BATHROOMS (1 EN-SUITE) • AMPLE PARKING • WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY STATION WITHIN 2.3 MILES FROM YATTON – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 7.3 MILES • CENTRAL BRISTOL 13.2 MILES • NEAR STRAWBERRY LINE FOR OFF ROAD CYCLING AND WALKING • NO ONWARD CHAIN •

Spring House is part of an imaginative conversion of a former commercial building, now divided into 4 separate dwellings. The property is finished to a high standard throughout and is situated on the edge of Congresbury close to Mendip Spring Golf Club.

Entering the property, you are welcomed into a spacious hallway. To your right is a beautiful kitchen/diner with a range of integrated appliances including oven, hob, fridge/freezer, and dishwasher. French doors from the dining area lead to a patioed area in the garden filling the room with natural light and providing a great open space for alfresco dining and entertaining friends and family on a summers evening. A door from the dining area leads through to the sitting room which boasts a large window overlooking the fields behind and providing wonderful countryside views.

The hallway also provides access to the downstairs cloak room and separate utility area. There is also a convenient understairs storage cupboard. Upstairs the large principal bedroom overlooks the fields behind and boats a luxurious ensuite bath and shower room. A further 3 bedrooms benefit from similar views across the golf course and surrounding countryside. The family bathroom is finished to a high standard with slipper bath and separate shower.





Outside – The property is accessed via a private road leading to the gated entrance of your off-street gravelled parking. The garden is laid beautifully to lawn and bordered with a variety of plants. The South-West orientation creates a gorgeous sun trap. There is also a convenient garden shed to the side.

Location - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.



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 on to the B3133, continue out of the village, and take the right hand turning into Brinsea Batch, signposted for Mendip Spring Golf Club. The property will be found to the left hand side.

SERVICES – Oil Heating

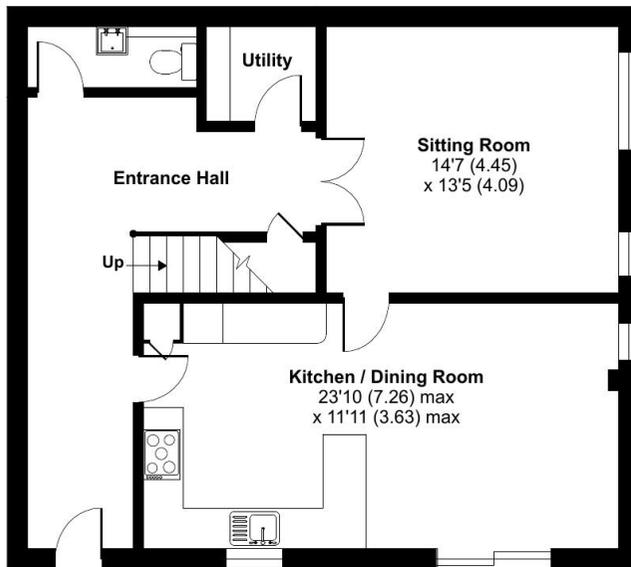
EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2064.58 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

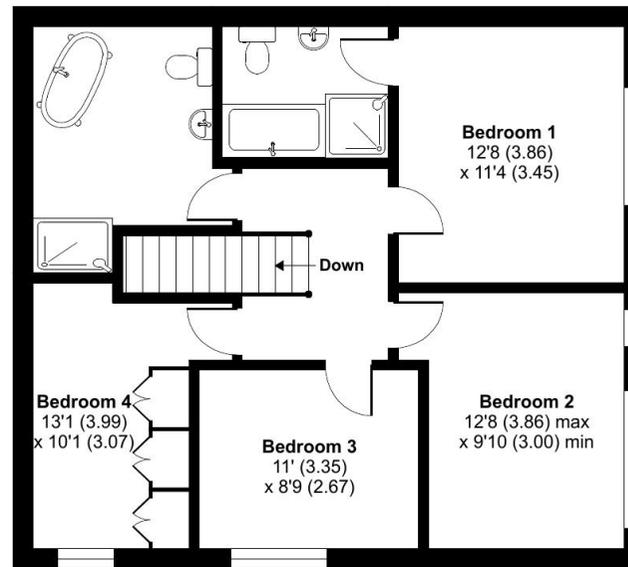


Brinsea, Congresbury, Bristol, BS49

Approximate Area = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1053419

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