



Roebourne House
23 Mulberry Road, Congresbury, Bristol, BS49 5HD

Robin King | Estate Agents

ROEBOURNE HOUSE, 23 MULBERRY ROAD, CONGRESBURY, BRISTOL, BS49 5HD

A well maintained and exceptionally spacious 4 bedroom detached home with large garden, double garage and ample driveway parking nestled in the heart of the popular village of Congresbury with excellent local amenities and convenient access to Bristol and beyond.

APPROX 2,596 SQ FT ACCOMMODATION • 4 DOUBLE BEDROOMS • 4 RECEPTION ROOMS • SPACIOUS KITCHEN/BREAKFAST ROOM • 2 BATHROOMS (1 EN-SUITE) • HOME OFFICE • SITS IN GENEROUS GARDENS, WITH THE TOTAL PLOT MEASURING APPROXIMATELY 1/5TH OF AN ACRE • DOUBLE GARAGE AND AMPLE OFF STREET PARKING • ACCESS TO M5 MOTORWAY WITHIN 6 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 7.8 MILES • CENTRAL BRISTOL WITHIN 12.7 MILES • MAINLINE RAILWAY SERVICES WITHIN 2.7 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.)

Roebourne House is an individually designed home which was built approximately 30 years ago and has been extended and improved over the years. It is exceptionally spacious with generous, well-proportioned rooms throughout and has a natural flow that effortlessly connects each area, creating an inviting and harmonious living environment. Set on the edge of the popular village of Congresbury it makes a perfect family home.

A storm porch welcomes you straight into a large hallway with galleried landing. This impressive double height space also has a fireplace with woodburning stove, understairs storage together with a downstairs cloakroom.

To the left double doors open to a roomy and calm sitting room with a brick fireplace with log burner, a bay window overlooking the front garden and sliding door providing lovely views to the garden. Off to the left is a conservatory also with attractive garden views.

To the other side of the hall is a home office or playroom with a backdoor to the garden providing a great extra space for family living or working from home.





Both the dining room and kitchen/breakfast room are situated towards the rear of the house. They are warm bright rooms with sliding doors offering access to a dining terrace creating a sense of bringing the outside in whilst offering superb options for al fresco dining.

The dining room has oak flooring and a feature open fireplace which lends a real sense of occasion to this space.

The kitchen/breakfast/family room is situated sociably in the heart of the home with a breakfast bar and space for a table and plenty of views to the garden. It is stylishly fitted with a good range of units including bespoke fitted sideboard units and has a combination of beech and flat granite worktops offset by elegant splashback tiling. There is space for a range cooker and American style fridge freezer together with an integrated dishwasher.

Behind here, tucked away at the side of the house and completing the ground floor pace is a practical laundry/boot room with space for a washing machine, tumble dryer and freezer.

Stairs from hallway rise to the galleried first floor landing, which is flooded with light and gives access to 4 large double bedrooms. The principal bedroom has an en-suite shower room and a Juliette balcony with long views towards Wrington Hill. A further 3 bedrooms share these lovely views together with a recently fitted family bathroom with a contemporary curved bath and feature tiled wall.

Outside – Roebourne House has a plenty of parking and a double garage, with a side area to tuck away a boat or camper van. The garden can be accessed from both sides of the property and has been beautifully planned by the current owner.

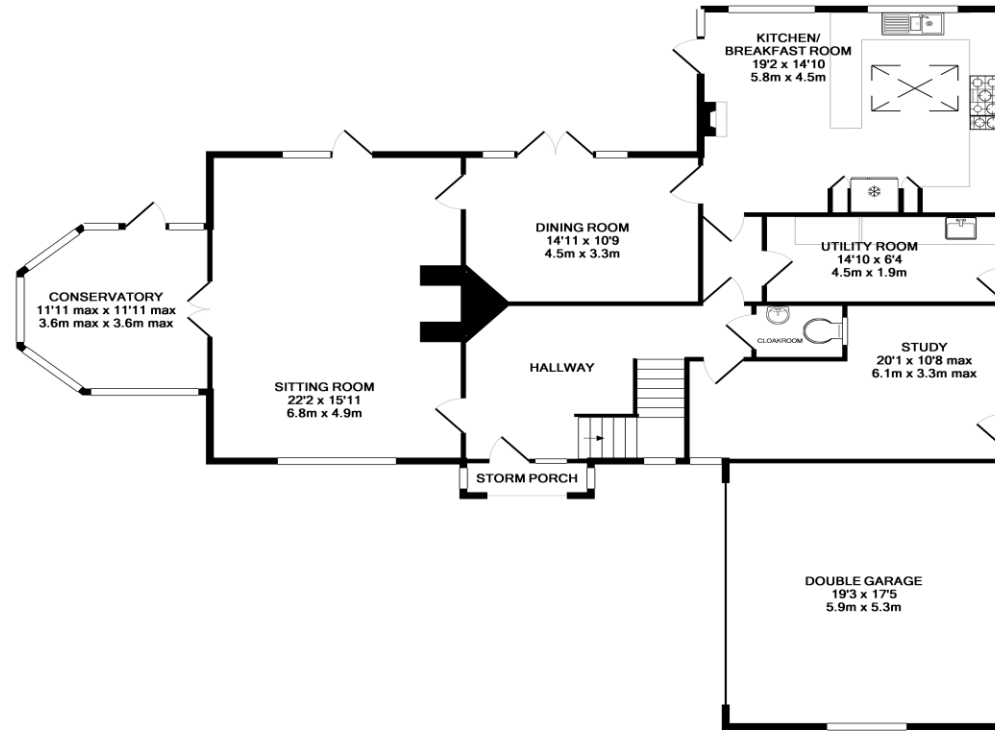




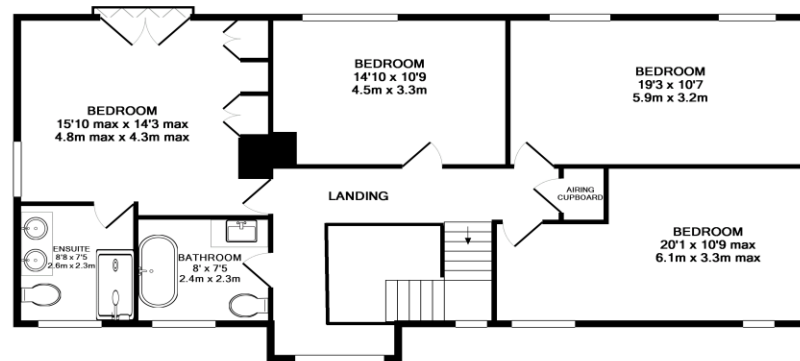
There is a greenhouse, shed and summerhouse together with a recently developed area with raised vegetable garden and ponds. Bordered with natural hedging together with two lovely silver birches seamlessly blend the garden with the surrounding countryside.

Location – Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (13 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just two 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 well-regarded Churchill Academy and Sixth Form and also Wells Cathedral School, Millfield and Sidcot schools are within easy reach.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2596 SQ.FT. (241.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Robin King Estate Agents office in Congresbury, turn right on to the B3133 towards Langford, follow the road for approximately ½ a mile, then turn left into Park Road. Follow this road again for approximately ¼ of a mile and Mulberry Road will be found to the left-hand side. Roebourne House will be found towards the end on the left-hand side.

SERVICES – All mains services

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £2,982.17 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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