

26-28 Venus Street Congresbury BS49 5EZ

£1,050,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached cottage



HOW BIG
2168.10 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
gas fired central heating



PARKING
Off street and double garage



OUTSIDE SPACE
Rear



EPC RATING
Exempt



COUNCIL TAX BAND
G

An idyllic thatched cottage with impressive accommodation and grounds that will inspire and leave you in awe - Yeomans Orchard is a charming Grade II listed family home, believed to date back to the 1400's where the property was originally two dwellings, set in substantial grounds in the region of 0.75 of an acre with heated swimming pool. This delightful property has remained under its current ownership for over 35 years, where the property has been lovingly modernised whilst remaining sympathetic to its period and setting.

This well presented Somerset Longhouse enjoys a plethora of light and airy accommodation, with most rooms boasting at least a dual aspect. Formally accessed via the spacious sitting room with a delightful range of period features, including inglenook fireplace and exposed Oak ceiling beams. A half-glazed door provides rear access via a covered porchway to the parking area and gardens for convenience. A door leads to the formal dining room with an additional inglenook fireplace with a traditional bread oven to the side, a truly wonderful environment to entertain. A door opens to the stairs leading to the first floor and a further doorway to the kitchen breakfast room. The kitchen enjoys an impressive range of quality fitted wall and base cabinets with a selection of integrated appliances. The breakfast area benefits from a wonderful outlook towards the rear garden and is a tranquil space for any family to start their day. Further ground floor accommodation includes a utility and cloakroom wc. The first floor boasts three bedrooms, principal bedroom with dressing room and ensuite shower room, plus family shower room.

Outside the property benefits from a substantial southerly orientated plot measuring in the region of 0.75 of an acre, with a well established rear garden hosting an exceptional array of mature flowers, shrubs, evergreens and trees, a gardener's dream. There is a variety of seating areas within the grounds to enjoy, including the patio that leads directly from the kitchen and breakfast room, perfect for those who wish to make the most of the sun during the warmer months and a private courtyard to the west of the residence, ideal for cooling down on a summers day. Detached from the property is an outbuilding, currently used as a home office and double garage. The home office provides potential as a hobby space or play room but for those who work from home, it is a wonderful environment to complete your day's work. The double garage boasts two electric up and over doors and also acts as the plant room for the neighbouring swimming pool. The swimming pool is heated and surrounded by a patio area, this is a delightful space for the family to enjoy all year round. The garden is predominantly laid to lawn measuring almost 300 ft, mostly well manicured, with the final 90 ft left as a wild meadow. Beyond the gardens is Congresbury's countryside and fields.

The village of Congresbury is the home to some traditional pubs offering great ales and food. The primary school of St Andrews is a pleasant walk away and secondary schooling can be found at Churchill Community School. Congresbury is also a fantastic commuter base with Bristol, Clevedon and Weston-super-Mare all being within a short drive. There are train links to Bristol, Bath, London and the West Country located at the nearby village of Yatton and frequently running buses.







Charming cottage on the fringes of Congresbury



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

St Andrew's Church

St Andrew's Primary School and Churchill
Secondary School catchment area

Good commuter access to Bristol City Centre,
Weston-super-Mare and the M5 motorway
network

Mendip Spring golf club

A range of cosy Public Houses

Country walks and the Strawberry Line on your
doorstep



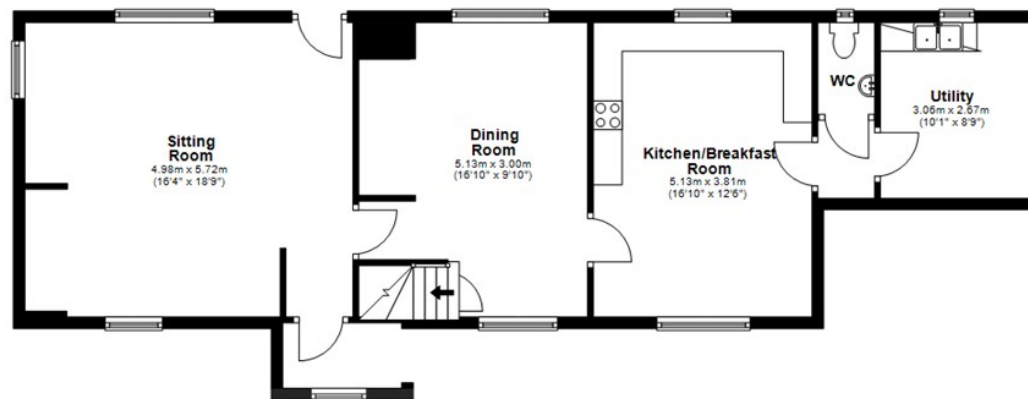
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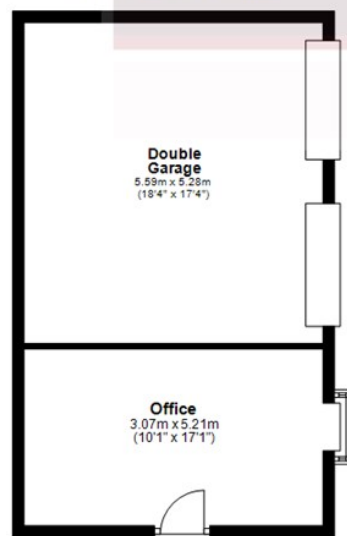
First Floor

Approx. 83.9 sq. metres (903.2 sq. feet)



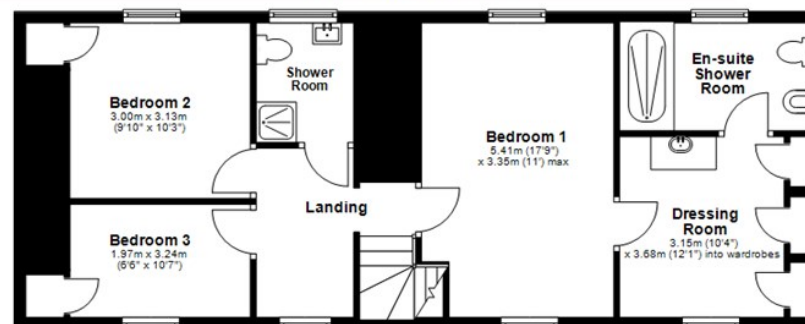
Outbuilding

Approx. 46.2 sq. metres (496.9 sq. feet)



Second Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



Total area: approx. 201.4 sq. metres (2168.1 sq. feet)

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.
Plan produced using PlanUp.