



Yeoman's Orchard

26-28 Venus Street, Congresbury, BS49 5EZ



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An impossibly charming, GII listed, thatched cottage with heated swimming pool, double garage, home office and stunning gardens of circa 0.7 acres with development potential (subject to consent) and far reaching Mendip views.

Detached, GII listed, thatched cottage totalling 2173 square foot | Private, heated swimming pool with summerhouse | Substantial, level, lawned gardens of circa 0.7 acres and multiple terraces | Kitchen / breakfast room with separate utility | Dining room with Inglenook fireplace; sitting room with log burner | Principal suite with dressing room and en suite shower room | Two further bedrooms and a family shower room | Home office / studio | Double garage and gated drive with ample parking for multiple vehicles | Chain free with development potential (subject to necessary consents) | EPC: D

Situation

Nestled on the edge of the bustling village of Congresbury, Yeoman's Orchard benefits from abundant amenities on the doorstep, excellent transport links and endless countryside pursuits. Useful amenities on the doorstep include Cadbury Garden Centre (an excellent mall selling most things with a popular soft play), The Spa at Cadbury House (a luxurious spa and gym), Tinknells Country Store, three cafes, a Tesco express, two village stores and great pubs including The Plough, The Old Inn and The Congresbury Arms.

The local St Andrew's Primary School is Ofsted Good as are secondary schools in nearby Clevedon, Nailsea and Backwell. Excellent private schools are also nearby with the Downs Preparatory School in Wraxall (9 miles), Sidcot School (6 miles) and Clifton College as well as numerous excellent Bristol schools circa 12 miles distant.

Weekends can be spent playing golf at Mendip Springs, walking or cycling the nearby Strawberry Line or taking part in any of the numerous activities at the nearby Mendip Activity Centre. Commuters are well-served with easy access to the M5 motorway, providing quick links to Bristol and the wider motorway network. Yatton Railway Station (2 miles) provides direct links to Bristol







Temple Meads and London Paddington whilst Bristol airport is a mere 7 miles with flights to most of Europe.

For Sale Freehold

Dating back to 1540 and formerly part of the Longleat Estate, Yeoman's Orchard is a completely unique, GII listed, thatched cottage of abundant character with substantial gardens totalling 0.7 acres and a private, heated swimming pool with summerhouse. The house works perfectly for young family to grow into or equally as a downsize and the grounds present excellent development potential subject to the necessary consents.

The house is south facing at the rear and approached via a gated entrance and a gravelled drive leading into a sizeable car park with ample parking for multiple cars. The front door leads into an entrance vestibule with a WC straight ahead and a utility room on the right with space for coats and boot, a sink, integrated storage units and plumbing for white goods.

To the left is a light and bright kitchen / breakfast room with exposed beams, spot and wall lighting, a dual aspect and ample space for dining circa four people. A window seat looks out over the terrace and gardens via timber casement windows with charming monkey tail handles. There are solid worktops with backsplash, an integrated sink unit and ample timber wall and base units for storage. The appliances are integrated and include a fridge freezer, Hotpoint dishwasher, AEG oven and four ring gas hob with extractor.

Next door is a wonderfully homely, carpeted, dining room with a beamed Inglenook fireplace with stone hearth featuring the original bread oven. There are characterful, crossing beams overhead and the room benefits from a sunny, dual aspect with window seats to front and rear (with working shutters to the front). All windows are timber casement with monkey tail handles. A cupboard under the stairs provides useful storage.

Completing the ground floor accommodation is a delightful sitting room with the same characterful features including exposed beams, an Inglenook fireplace with large, modern log burner, stone hearth, timber mantel and triple aspect casement windows and seats. The room also has a front door onto the street (not currently in use) as well as an original, timber serving hatch to the front. There is another door onto the rear terrace and garden via a porch with log store.

A carpeted, turning staircase with wooden handrails and a window leads to the first floor landing. Bedrooms two and three are both characterful rooms with integrated storage and exposed timber panelling. Bedroom two has a lovely, beamed recess which works well as a vanity desk as well as ample, timber base units for storage.



Bedroom three has delightful views over the garden and Mendip Hills beyond. Both rooms are served by a modern, tiled family shower room with timber effect flooring and a rain shower.

The principal bedroom suite is spacious and characterful with prominent eaves, exposed beams and a dual aspect with stunning garden / Mendip views. The adjoining dressing room is also roomy with garden views, a triple wardrobe, integrated timber drawers and a sink unit with cabinetry. The en suite is spacious and modern with a fully tiled, triple, walk-in rain shower.

Outside

Externally, the south facing gardens are simply superb with multiple terraces for dining or enjoying the sun. The grounds are well stocked with mature shrubs including a wonderful wisteria and winter jasmine, perennials bringing abundant colour in spring and a myriad of specimen trees including three copper beeches, two horse chestnuts, a fir, a maple and a eucalyptus. There are also three apple trees and two plums.

The level lawns are substantial and make up the majority of the 0.7 plot with well stocked borders, a wild garden at the end and panoramic Mendip views beyond. The lawns are a children's paradise with abundant space for all sports, trampolines and climbing frames. There is ample space for large marquees and hosting significant family events.

The cherry is the heated swimming pool with Indian slate tiling and summer house. The pool has been well looked after with a recently upgraded pump and makes for an incredibly tranquil spot to while away a summer's afternoon.

The garaging is made up of two adjoining single garages with electric doors and a concrete floor and houses the Vaillant gas boiler (circa two years old) and the pool pump system. Adjacent is a spacious, insulated home office with a double-glazed bay window and electric heating. This makes for an ideal place to work from home or use as a gym / hobby room.

The property is available with no onward chain.

ServicEs: All mains connected

Local Authority: North Somerset Council: Tel: 01934 888888
Council Tax: Band G

DirECTIONS: Post Code: BS49 5EZ

ViEWiNg: Strictly by appointment with Rupert Oliver Property Agents



Venus Street, Congresbury, Bristol, BS49

Approximate Area = 1647 sq ft / 153 sq m

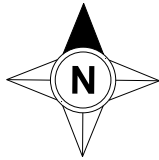
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 324 sq ft / 30.1 sq m

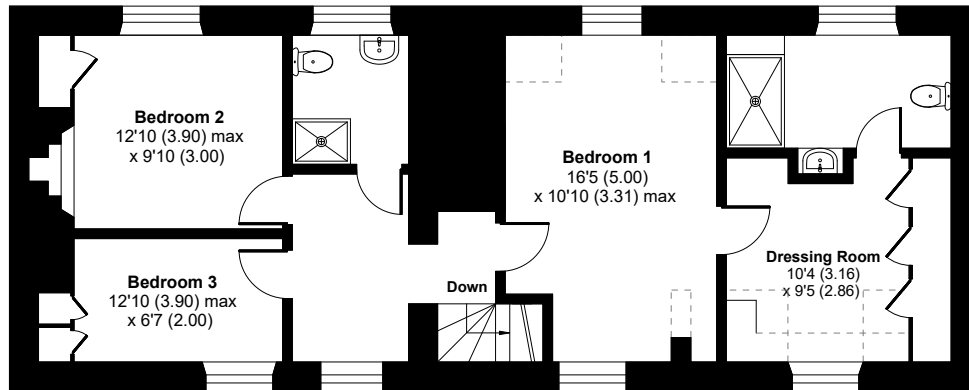
Outbuilding = 173 sq ft / 16 sq m

Total = 2173 sq ft / 201.7 sq m

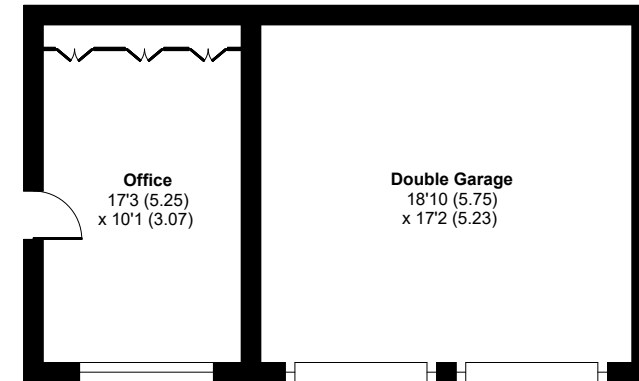
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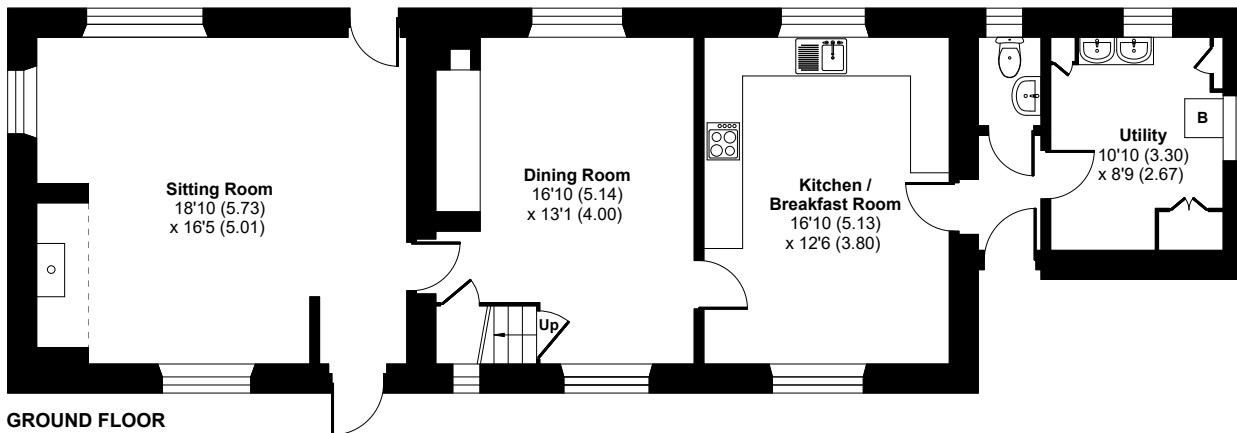
Denotes restricted head height



FIRST FLOOR



OUTBUILDING / GARAGE



GROUND FLOOR



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