



Bennick Barn
Brinsea Road, Congresbury, North Somerset, BS49 5JL

Robin King | Estate Agents

BENNICK BARN, BRINSEA ROAD, CONGRESBURY, NORTH SOMERSET, BS49 5JL

A superb 5 bedroom detached barn conversion with glorious far reaching rural views, set in grounds of 2.43 acres with spectacular gardens, a double garage, attractive paddock, and outbuilding with planning permission, tucked away yet nestled on the edge of the popular village of Congresbury.

APPROX 2,684 SQ FT OF VERSATILE ACCOMMODATION • 5 BEDROOMS • MAGNIFICENT HIGH CEILINGED SITTING ROOM WITH EXPOSED BEAMS • KITCHEN/DINING ROOM OVERLOOKING THE GARDEN • 4 BATHROOMS (1 EN-SUITE) • SET IN 2.43 ACRES OF GROUNDS • LARGE MATURE SOUTH FACING GARDEN • DOUBLE GARAGE AND AMPLE OFF STREET PARKING • SEPARATE BARN WITH PP ALREADY GRANTED • PADDOCK • ACCESS TO M5 MOTORWAY WITHIN 6.5 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 7.1 MILES • CENTRAL BRISTOL WITHIN 13.1 MILES • MAINLINE RAILWAY SERVICES WITHIN 3.1 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.)

Bennick Barn has been a much loved family home for the current owner for over 27 years. During this time the property has been beautifully maintained, thoughtfully developed and extended to make it into the wonderfully versatile property that it is today. Packed full of character features, with spacious reception accommodation and 5 bedrooms this idyllically private property on the edge of a popular village has lovely gardens, a paddock together with planning permission for an outbuilding, making it an ideal family home.

Bennick Barn is approached via a sweeping, tree-lined driveway. Immediately, one is drawn into the tranquillity of the surrounding countryside and a real feeling of space, with the property set on 2.43 acres, including an adjacent paddock.

A welcoming front door into a porch with storage for coats and shoes, opens to a lovely entrance hall which embraces the heart of the home. A double height sitting room with magnificent, exposed beamed ceiling and cosy log burner is the perfect space to relax, sit back and enjoy the peacefulness of Bennick Barn. An open plan room, it has shallow stairs down to the breakfast area, kitchen and laundry room. With French windows opening to a dining terrace and a beautifully planted walled garden, one is immediately able to imagine a summers day BBQ with friends and family.





The kitchen has a good range of oak units with quartz worktops and has an integrated double oven, electric hob and dishwasher. A back lobby contains a wonderful larder complete with stone cooling slab and leads straight through to a pleasingly spacious dining room with exposed beams, views over the garden through French doors and an inglenook fireplace complete with log burner.

There are two wings to Bennick Barn that offer flexible options for use. Currently arranged as 5 bedrooms an office and a studio, each room has its own character, and all offer spectacular views or a pleasant outlook over the gardens.

To the left, is the office with built in bookcase, a ground floor bedroom and a large family bathroom with both bath and shower. Stairs rise to the first floor where there is a fabulous studio room flooded with light thanks to the Velux windows. Far reaching views and a Juliette balcony make this a charming room.

To the right a further two ground floor bedrooms are served by a downstairs shower room and rising to the first floor the principal bedroom with en-suite is complimented by another bedroom and bathroom.

Outside

Bennick Barn has a sweeping driveway that leads to a hard standing area with off-street parking for multiple cars. There is also a double garage with up and over electric door and access straight into the house.

The gardens are a real feature of the property. Seamlessly blending into the surrounding countryside the pretty walled garden which is planted for easy maintenance, is set back behind a wide terrace which spans the width of the barn. Planted areas include a plethora of mature shrubs and trees including wisteria, clematis, magnolia and cherry trees which provide an abundance of year-round interest. To the rear closed off with a pretty picket fence there is a lily pond, fed by a natural spring and framed by a drystone wall.

A pathway leads through to the "Ox Pen", a substantial additional barn currently being used as a log/garden store that already has planning permission to be converted into a separate 1-bedroom annexe, with en-suite, sitting room, separate sitting room and a linen store. Stretching out from here is the paddock area which is enclosed and fabulously private which offers the opportunity to use it as an amenity space maybe keeping livestock, a horse or just enjoying it for camping and adventures.







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 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
1773 sq.ft. (164.7 sq.m.) approx.

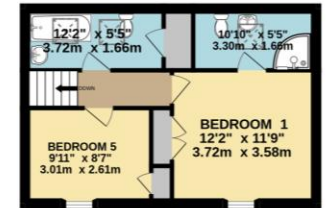


TOTAL FLOOR AREA : 2684sq.ft. (249.4 sq.m.) approx.

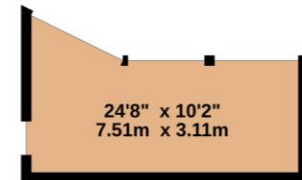
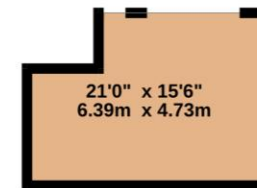
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



OX PEN
556 sq.ft. (51.7 sq.m.) approx.



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 – turn right on to the A370 towards Churchill and proceed 1.2 miles to the edge of the village, the private driveway to Bennick Barn can be found on the left.

SERVICES – Mains electricity, water, LPG gas and a septic tank for drainage.

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,440.97 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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