



**The Laurels,
17 Kent Road, Congresbury, Bristol, BS49 5BD**

Robin King | Estate Agents

THE LAURELS, 17 KENT ROAD, CONGRESBURY, BRISTOL, BS49 5BD

A well-presented and charming 4 bedroom detached cottage believed to date back to the 1820's nestled in the heart of the popular village of Congresbury, with lovely gardens, off street parking and convenient access to Bristol and beyond

Approx 1,726 Sq Ft Of Flexible Family Accommodation • Farmhouse Style Kitchen/Dining Room • 4 Bedrooms • 2 Bathrooms • Delightful South Facing Fully Enclosed Gardens With Surrounding Countryside Views • Off Street Parking Space • Central Village Location • Yatton Station Within 2 Miles For Mainline Railway Services – Paddington From 114 Mins • Bristol Airport 6.2 Miles • Access To M5 Within 5.3 Miles At Jct 21 St George's (All Distances Approx.)

The Laurels is neatly tucked away in the heart of the older part of the village of Congresbury. It has a rich history housing the village "lockup" in the 19th century and then in the 1930's incorporating a shoe shop. It now has four good sized bedrooms, a kitchen/dining room as well as a further three reception rooms and retains many character features such as beamed ceilings, recessed fireplaces and bay windows. The current owners have sympathetically improved it, replacing all the windows and have put much love into developing the cottage gardens. The convenience of the location combined with with easy access to excellent schooling, local amenities, and transport networks this property makes the ideal family home.

Entering the property via a porch with useful storage for coats and shoes leads straight into the charming sitting room. This is a cosy space full of character and charm with a beamed ceiling, attractive recessed fireplace with built in cupboards to either side and a log burner. A door from here leads through to the snug/family room with beautiful parquet flooring and a brick fireplace with traditional Scandinavian Jotul burner with to the rear a conservatory. Spacious and light and nestled in the heart of the gardens, it gives a real sense of bringing the outdoors in.

The kitchen/dining room offers a substantial family space with room for a large table. Quarry tiles contrast beautifully with recently refurbished stylish blue units and black, granite work tops. It has space for a fridge/freezer and range cooker together with an integrated dishwasher, and very attractively opens to the garden offering inside, outside living. Stairs lead down to a utility room and downstairs shower room and useful storage cellar.

Rising to the first floor you will find four bedrooms and a lovely family bathroom with roll top bath and separate shower.





Outside – The south facing cottage gardens are a real feature of this property. A patio area lies outside the kitchen/dining room and provides the perfect spot to relax and entertain. From here steps past a stunning rockery area take you through a pretty archway with honeysuckle and climbing rose to a lawned area enclosed with mature trees and shrubs to a superb, decked seating area, which also has a feature pond and raised vegetable patch. There is also a large timber storage shed and wood store in the front garden and side access to the cottages own off street parking space. There is an additional storage shed in the in the courtyard.

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

Important Notes: The well-regarded Churchill Academy and Sixth Form.

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

SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

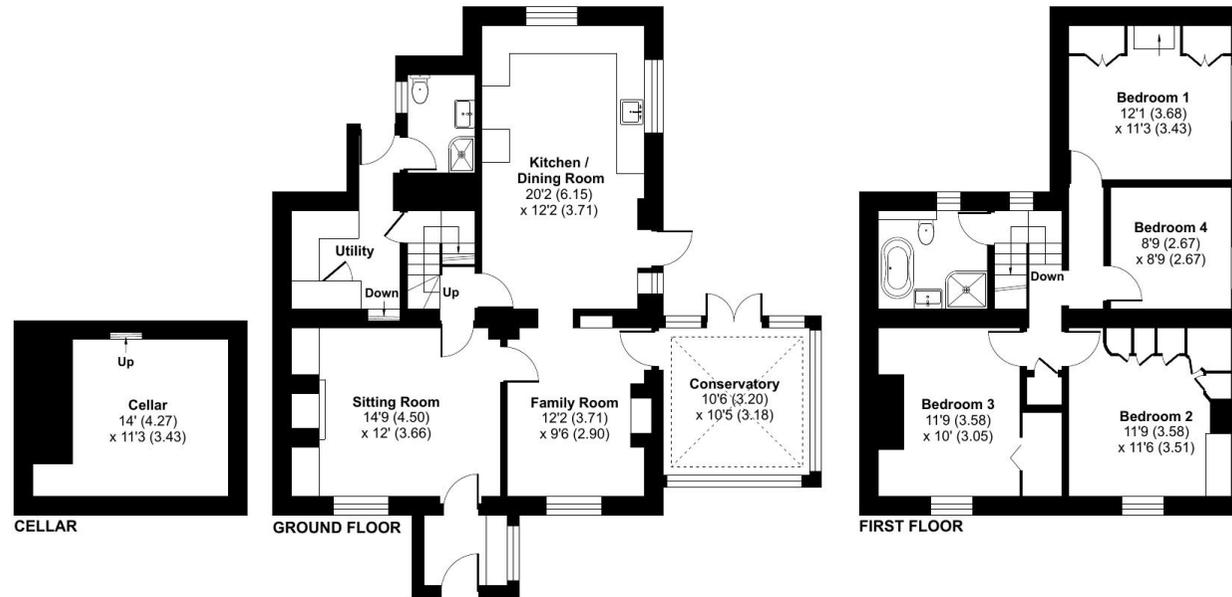
COUNCIL TAX BAND F £3,141.78 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Kent Road, Congresbury, Bristol, BS49

Approximate Area = 1726 sq ft / 160.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2024. Produced for Robin King LLP. REF: 1115267

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