



Oak View Brinsea

Congresbury, Bristol

Beautiful 3-bed barn conversion in Congresbury. High-quality finish with rural views, spacious kitchen/diner, inviting sitting room, ensuite principal bedroom, and landscaped garden. Close to amenities and Churchill Academy. Private parking with electric charging point.

Council Tax band: D

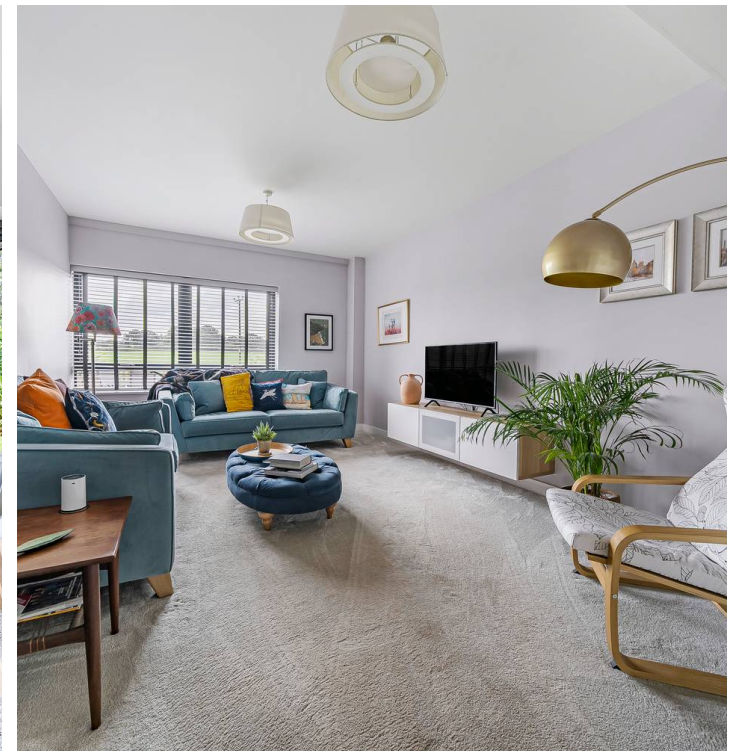
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Mains Electricity, Solar Panels, LPG, Mains Water and Private Drainage

- APPROX 1542 SQ/FT ACCOMMODATION
- 3 DOUBLE BEDROOMS
- LARGE KITCHEN DINER
- 2 BATHROOMS (1 ENSUITE)
- STUNNING RURAL VIEWS
- SOLAR PANELS
- AMPLE PARKING WITH ELECTRIC CHARGING POINT
- WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM
- MAINLINE RAILWAY STATION WITHIN 2.3 MILES FROM YATTON
- BRISTOL AIRPORT 7.3 MILES





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Congresbury, Bristol

Nestled on the edge of Congresbury, this beautifully presented 3-bedroom semi-detached barn conversion offers a tranquil retreat with stunning rural views. Oak View, part of an imaginative conversion of a former commercial building, exudes a high standard of finish throughout its approximately 1542 sq/ft of accommodation.

Upon entering, a spacious hallway sets the tone for the home. To the left, a well-appointed kitchen/diner awaits, featuring integrated fridge, freezer and dishwasher. French doors lead to a patioed area and bi-fold doors open up onto a decked space within the garden. The dining area is bathed in natural light, creating an ideal setting for al fresco dining and entertaining.

Flowing seamlessly from the hallway is the inviting sitting room, which benefits from a large window providing captivating countryside vistas. The ground floor also hosts a convenient cloakroom, utility area, and under stairs storage providing ample space for coats and shoes. The hallway also provides a convenient work from home/office space.

Ascending to the first floor, the expansive principal bedroom boasts a luxurious ensuite shower room, as well as sweeping views of the surrounding fields. Two additional double bedrooms also offer picturesque countryside views. The upstairs is completed by the family bathroom which features a free-standing bath and separate shower.

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Outside, the property is accessed via a private road leading to gravelled off-street parking with an electric charging point. The lawned garden is thoughtfully landscaped and bordered by an array of plants, providing a serene backdrop of rural scenery.

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 2 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 Outstanding Churchill Academy and Sixth Form.

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.

Robin King

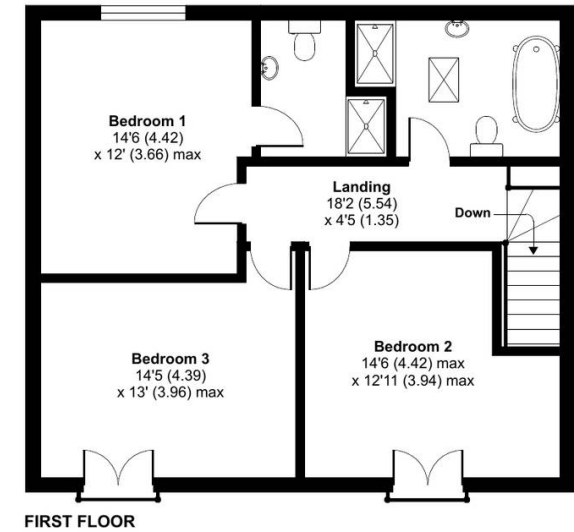
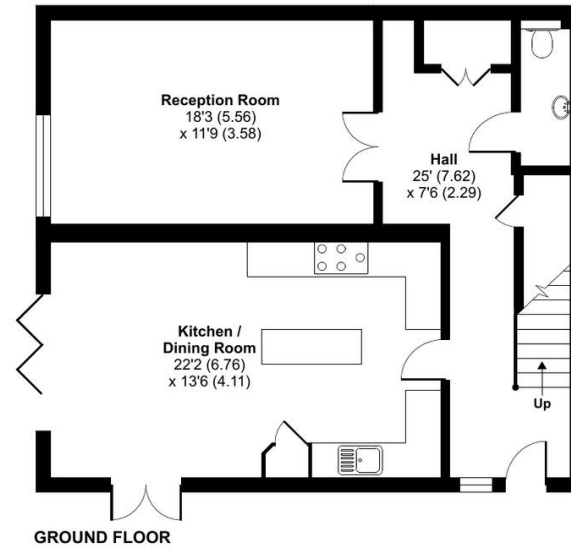
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Oak View, Brinsea, Congresbury, Bristol, BS49

Approximate Area = 1542 sq ft / 143.2 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). © ncthecom 2024. Produced for Robin King LLP. REF: 1198180

