



6 Stonewell Lane

Congresbury, Bristol

6 Stonewell Lane is a charming, modern family home with a flexible layout, offering a light-filled interior and a beautiful, low-maintenance garden. It features an open-plan living space, a bespoke kitchen, five bedrooms, including a master en-suite, and a garden office. Located in a sought-after village, it's ideal for family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- Approx 2,003 sq.ft of flexible family accommodation
- Superb five bedroom (two en-suite) detached family house
- Outstanding open plan living space
- Bathrooms and downstairs cloakroom
- **Bespoke** locally crafted kitchen
- Bright garden room with vaulted ceiling
- Practical garden office
- Off street parking accessible via gates
- Sought after location in catchment for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 minutes)









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6 Stonewell Lane presents the ideal combination of timeless charm and contemporary design, offering a property that is both welcoming and modern. The exterior, with its traditional stonework, exudes character, while the interior is a stylish and spacious haven, flooded with natural light throughout. The home is thoughtfully designed with a highly adaptable layout, making it perfect for family living, catering to every need while maintaining a sense of comfort and warmth.

The front garden of the property is both charming and practical, featuring attractive flower bed borders, a lovely seating area for outdoor relaxation and an established hedge that ensures privacy. The traditional stone façade is complemented by sleek, modern graphite grey windows, fascias, and downpipes, adding a chic and contemporary twist to the overall aesthetic. This beautiful exterior is a true reflection of the balance between classic and modern design.

Upon entering the home, you are greeted by a spacious reception hall that sets the tone for the rest of the property. The ground floor boasts an expansive open-plan living area, with a light-filled vaulted sitting room that seamlessly flows into the garden, creating a perfect connection between indoor and outdoor spaces. In addition to the sitting room, there is a family room and a dining room, providing versatile spaces for both relaxation and entertainment. The bespoke, locally crafted kitchen is a standout feature, complete with larder cupboards for added storage, and a utility room with ample space for a washing machine and tumble dryer. The entire ground floor is finished with high-quality engineered oak flooring, contributing to a sense of warmth and sophistication. A cloakroom with a stylish tiled floor is also conveniently located on this level for ease of access.



The first floor of the property includes a well-designed landing that leads to the master bedroom, which benefits from its own en-suite bathroom, offering a private retreat for the homeowners. There are three additional double bedrooms, one of which also has its own en-suite bathroom, providing both privacy and comfort for family members or guests. The remaining bedrooms are served by a beautifully appointed family bathroom, which is both functional and stylish, featuring modern fixtures and fittings.

On the second floor, a versatile fifth bedroom awaits, offering a multitude of possibilities for use. Whether as a guest room, study, or workroom, this space can be adapted to suit any need, adding an extra layer of flexibility to the property.

The rear of the house features a low-maintenance garden, designed for easy care while offering a peaceful outdoor retreat. Large wooden gates at the rear provide access to an off-street parking space, offering added convenience. The garden provides a perfect backdrop for outdoor entertaining, or simply for enjoying the quiet surroundings of this beautiful home. There is also a practical studio in the garden which is currently arranged as a home office.



This property is an exceptional family home, with a layout that offers flexibility, ample space, and a modern design, all in a highly sought-after village location. It offers a turn-key opportunity for those looking for a low-maintenance home with plenty of living space, a large number of bedrooms, and a contemporary, high-quality finish throughout.

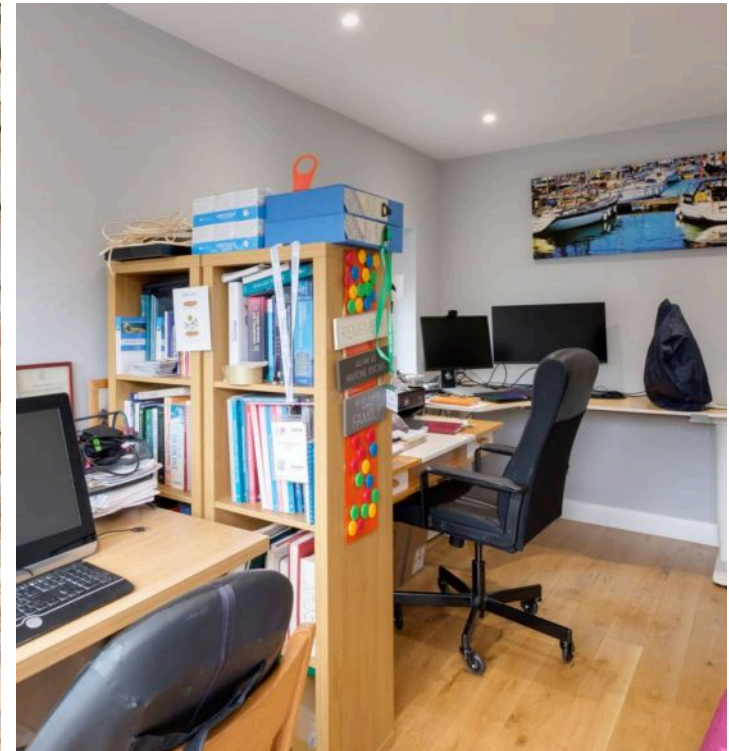
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Location

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 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 well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)



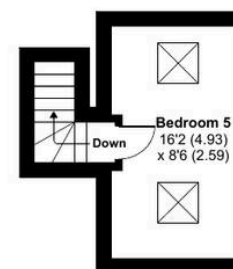
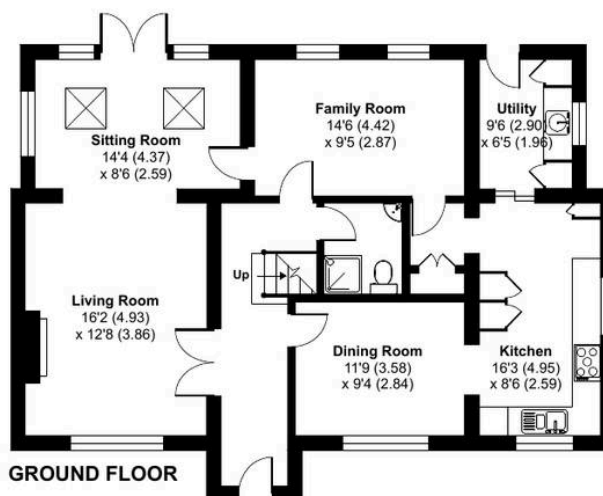
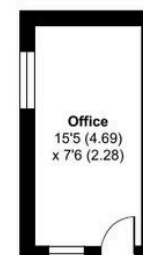
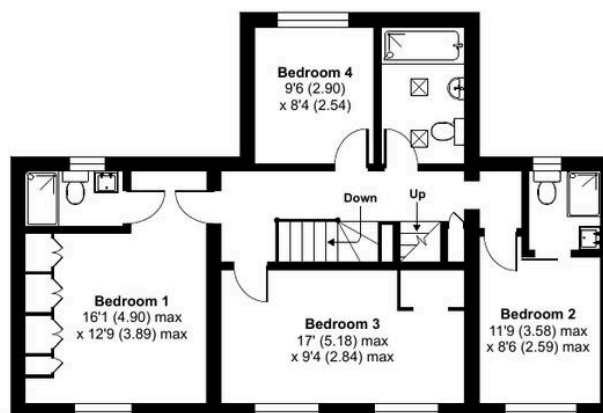
Stonewell Lane, Congresbury, Bristol, BS49

Approximate Area = 2003 sq ft / 186.1 sq m

Outbuilding = 115 sq ft / 10.7 sq m

Total = 2118 sq ft / 196.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1257933

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