



9 The Lyes

Congresbury, Bristol

Located in a quiet cul de sac in Congresbury, this well-proportioned four-bedroom home offers versatile living space, a double garage, generous parking, and a landscaped garden with patio and mature wisteria.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Approx 1389 sq ft of flexible family accommodation
- Superb four-bedroom detached family home
- Outstanding kitchen/dining room with quality appliances and fixtures
- A well-appointed bathroom and downstairs cloakroom
- Highly desirable small cul-de-sac
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- Private garden
- Off street parking and double garage







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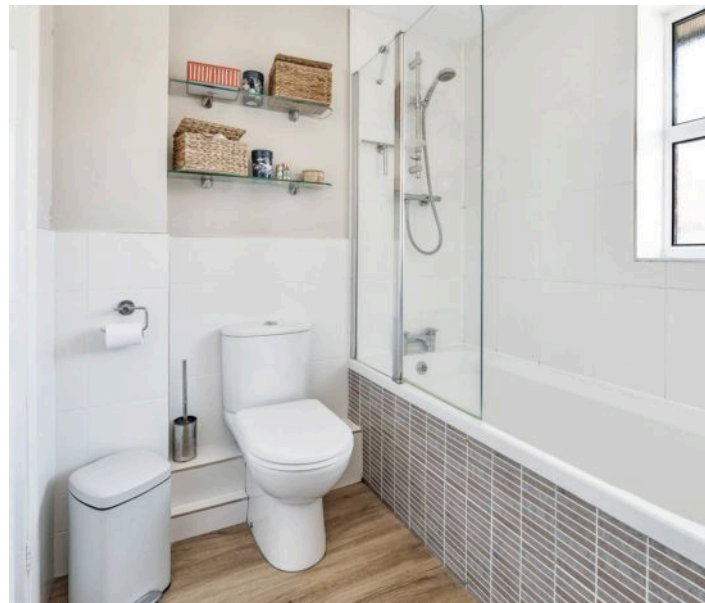
Congresbury, Bristol

9 The Lyes is a well-presented family home, quietly tucked away in an exclusive cul de sac of just ten properties. With its generous proportions, flexible layout, and a stunning kitchen that serves as the heart of the home, this property blends style, comfort, and practicality for modern family living.

To the front, a path leads to the entrance, with a driveway alongside with parking for up to three vehicles and access to a double garage complete with power and lighting.

Step inside to a welcoming central hallway. On the left, double doors reveal a bright and spacious lounge with a large front window, cosy log burner, built-in storage, and French doors opening onto the garden patio. Opposite, a separate dual-aspect study provides a peaceful and light-filled workspace, while a useful cloakroom with wood panelling completes the ground floor's front section.

At the rear of the home lies its standout feature — a truly impressive open-plan kitchen and dining area designed for both entertaining and everyday family life. This beautifully crafted kitchen stretches the width of the property and is a real showstopper, with timeless shaker-style units, granite worktops, and a central island with breakfast bar seating. A suite of premium integrated appliances, including two Neff ovens, a gas hob, dishwasher, and fridge freezer, ensures a high-spec finish.



Bathed in natural light from a striking roof lantern and an opening Velux window, the space is warm and welcoming all year round, enhanced by underfloor heating and elegant French doors that lead directly onto the garden. Adjoining the kitchen is a generous utility and boot room, offering practical storage, space for laundry appliances, and convenient access to the front of the property – all with underfloor heating.

Upstairs, the airy landing leads to four well-appointed bedrooms. Three are generous doubles, and the fourth is a well sized single. The principal bedroom offers ample space for wardrobes, while the family bathroom is tastefully finished, to include a shower over the bath, and a heated towel rail. An airing cupboard on the landing provides further useful storage.

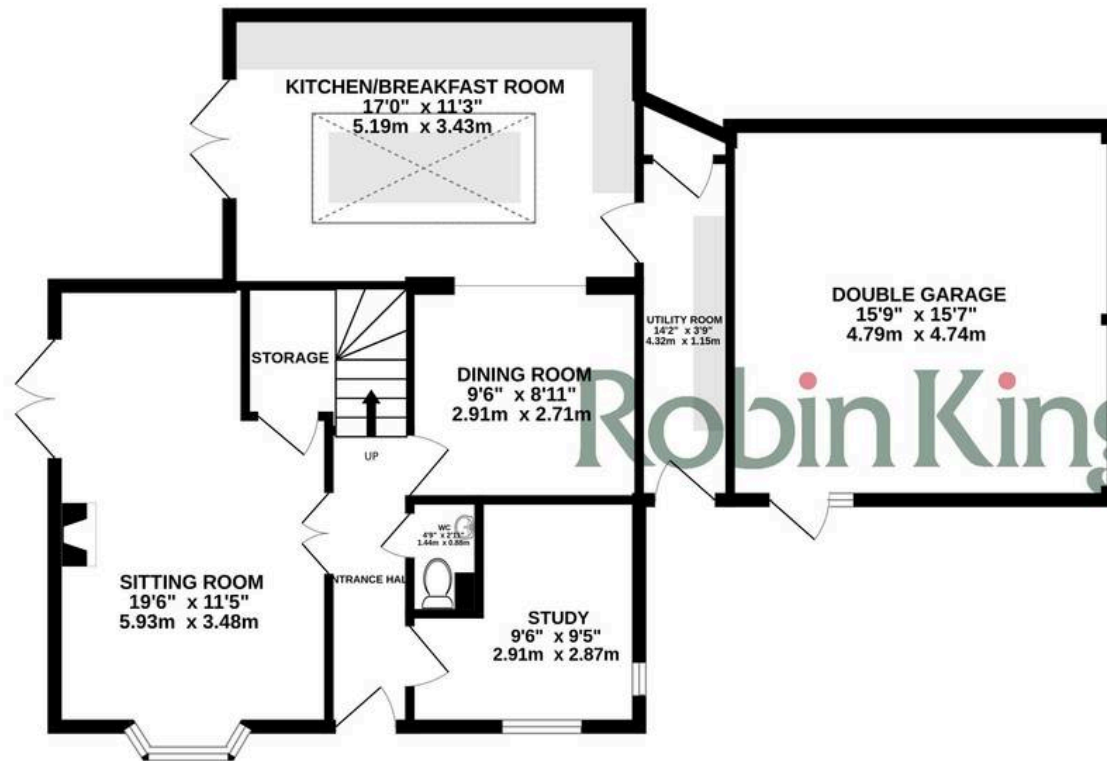
Outside, the rear garden is a tranquil retreat with two inviting seating areas. The paved patio sits beneath a stunning mature wisteria, creating an idyllic setting for al fresco dining. Beyond lies a neatly kept lawn, a pergola and a handy garden shed.

Location

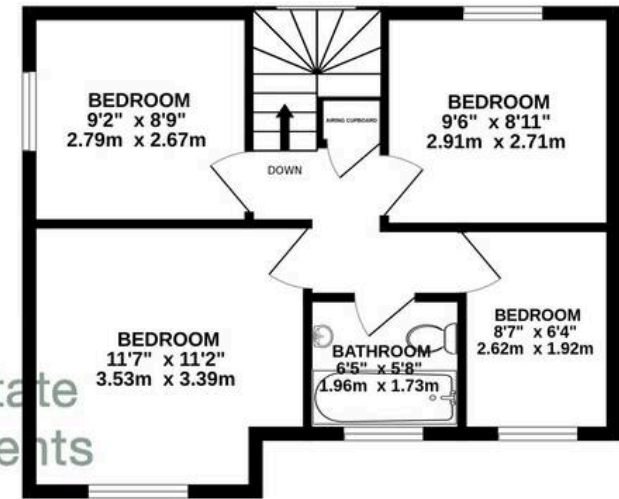
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to 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.) Easy access to Bristol Airport, M5 and mainline railway services. (London from 112 mins)



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 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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