



**Rose Bank**  
**Silver Street, Congresbury, North Somerset, BS49 5EY**

**Robin King** | Estate Agents



# ROSE BANK, SILVER STREET, CONGRESBURY, NORTH SOMERSET, BS49 5EY

A charming 4 bedroom detached 18<sup>th</sup> century cottage with substantial mature gardens, off street parking, garage and potential for annexe/extension development STPP, nestled in the heart of the popular village of Congresbury with easy access to Bristol and beyond.

**APPROX 1,815 SQ FT OF ACCOMMODATION • QUINTESSENTIAL COUNTRY COTTAGE WITH APPEALING TRADITIONAL FEATURES • 4 BEDROOMS AND 2 BATHROOMS • DEVELOPMENT OPPORTUNITY WITH BARN STORAGE AREA (STPP) • GARAGE • DRIVEWAY PARKING • SOUTHWEST FACING GARDENS • LARGE KITCHEN/BREAKFAST ROOM WITH VIEWS OVER GARDEN • CENTRAL VILLAGE LOCATION • ACCESS TO M5 MOTORWAY WITHIN 6.0 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 7.8 MILES • CENTRAL BRISTOL WITHIN 12.6 MILES • MAINLINE RAILWAY SERVICES WITHIN 2.6 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.)**

Rose Bank, originally the village piggery, is a charming country cottage believed to date back to the 1750's. With whitewashed stone elevations, contrasting clay roof tiles, dove grey joinery and set centrally in a lovely garden, it is an exceptionally pretty property and ideally located in the centre of Congresbury with all its excellent amenities.

Extended about 100 years ago it now offers spacious family accommodation with 4 bedrooms, 2 bathrooms, and 2 inviting reception rooms all featuring traditional elements. It also has many attributes which add character, including beamed ceilings, recently replaced hardwood recessed windows, many with seats, wooden doors, and cosy feature fireplaces.

A welcoming entrance porch leads straight into the hallway. Turning left you'll step into a beautifully proportioned sitting room with a magnificent, beamed ceiling and an inglenook fireplace with a warming log burner. Each window is recessed, providing delightful window seats from which to admire the garden.

Continuing through an inner hallway, you'll discover another spacious reception room, currently arranged as a playroom/office. This room also features a beamed ceiling, recessed windows, another substantial inglenook fireplace, and charming shelving crafted from the hayloft staircase.









Moving through to the back of the property you will find a superb 31ft kitchen/ breakfast room. With a southwest aspect it is flooded with light thanks to plentiful windows overlooking the landscaped gardens. The kitchen area is furnished in the style of a farmhouse kitchen, featuring wooden units and worktops. It also includes an integrated electric hob, a double oven, and space for a fridge/freezer and dishwasher. The breakfast area not only has space for a large table but also a freestanding dresser.

Off the kitchen, providing a practical area for storage there is both a back lobby with space for coats and shoes and access to the back garden, together with a roomy cupboard under the stairs.

Completing the ground floor accommodation is a useful laundry/utility room offering not only extra storage but also space for a washing machine, dryer and the added benefit of a downstairs w.c. and shower.

Rising to the first floor the property is fashioned in the style of a Somerset long house with a long landing providing access to the bedroom accommodation. Velux windows ensure that this landing is attractively light and bright.

Here you will find 4 bedrooms, each with their own character and views over the front garden. 3 out of the 4 are large doubles and have fitted wardrobes, some of them with far reaching views towards Wrington Hill. At the end of the landing is a large family bathroom with stripped floors and a three-piece suite.

**Outside** – Approached via a classic five bar gate that leads to a large part gravelled and part tarmac driveway, Rose bank sits almost centrally in its grounds which are approaching 0.4 of an acre. With mature hedging and many established trees including silver birch and a magnificent horse chestnut, it is incredibly private and has a lovely open lawned garden to the front and a more formally landscaped garden to the rear.

The garden also features many attractive seating areas including a wonderful pergola with wisteria and clematis, a quaint “bus stop” shelter where one can enjoy a sheltered morning coffee together with numerous other terraces and hidden spots.









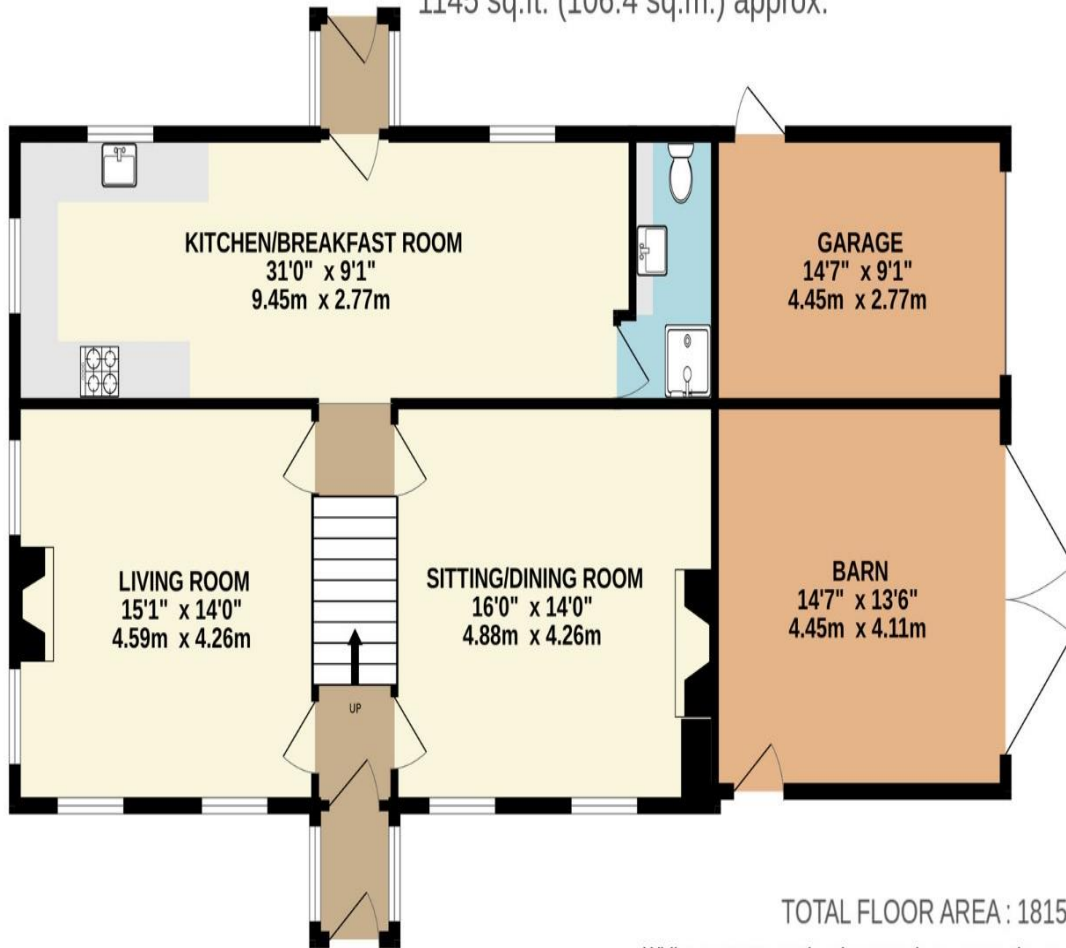


In addition, Rose bank offers ample driveway parking, a single garage and a studio/barn that offers the potential both for an extension or potential annexe to the property STPP.

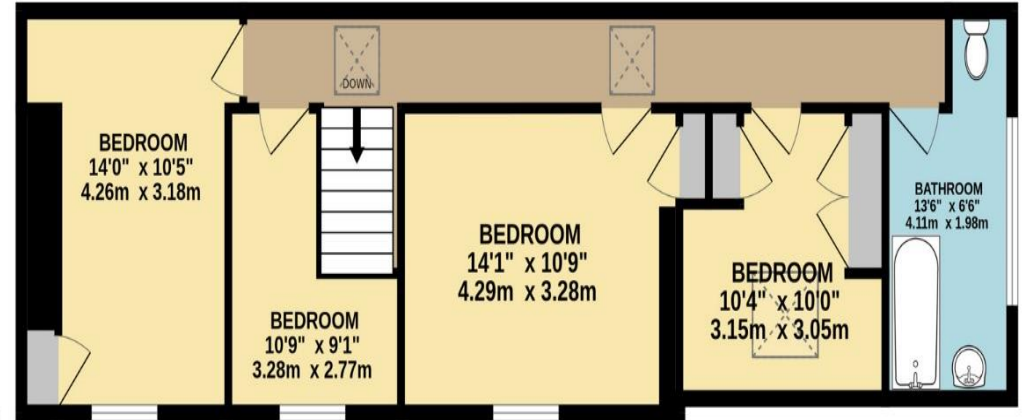
**Location** – Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just two miles distant. There is 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  
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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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**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** – From Robin King Offices turn right on to the B3133 and you will find Silver Street approx 0.6 of mile on the right. Rosebank can be found just on the right at number 4.

**SERVICES** – All mains services

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** - E £2,523.38 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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