



debbie fortune  
ESTATE AGENTS



Micheltroy

Congresbury



# Micheltroy, Urchinwood Lane, Congresbury, BS49 5AP

£850,000

- Elegant five-bedroom detached family home
- Enchanting semi-rural position
- Over 3300 sq ft of versatile accommodation
- Established grounds of nearly half an acre
- Five double bedrooms (all en-suite)
- Four reception rooms plus study and Gymnasium

A substantial five-bedroom detached family home set in an idyllic village position, offering well-proportioned and versatile accommodation, with a fantastic mature garden and plenty of off-street parking.

## SITUATION

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury ([www.congresbury-somerset.org](http://www.congresbury-somerset.org)) is a bustling village with facilities usually reserved for a larger town. These include a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

## DIRECTIONS

From our Debbie Fortune Congresbury office turn left onto 'High Street' then right at the traffic lights, follow the 'Bristol Road' past the Tesco store and petrol station until you turn right onto 'Wrington Lane'. Follow this lane for ½ a mile until you see a row of properties on your right-hand side then take another right turn onto Urchinwood Lane and the property can be found a little way down on the right-hand side.



## DESCRIPTION

The wonderfully named Michelstroy is situated towards the end of a quiet country lane in the small conurbation of Urchinwood near Wrington. Approached via a traditional five bar gate the property is set back behind a generous area of parking, with a large level lawn to the right-hand side, and a pretty cottage garden to the left. The impressive proportions of the house are immediately apparent and the handsome painted façade and pan tiled roof gives a wonderful first impression.

On the ground floor you will find a plethora of flexible rooms accessed off the 38' reception hallway, these include a lovely dual aspect living room with French doors to the garden and a feature cast iron wood burner, separate dining room, sitting room with access to a large conservatory which also features a lovely period style fireplace, and also a fantastic gymnasium room which was converted from the double garage, and could also be utilised as a ground floor bedroom or work from home space. There is also a handy home office/study, separate utility room and a ground floor cloakroom.

The 24'0 kitchen/breakfast room is very much the social hub of the house and enjoys a sunny westerly aspect. Fitted with a substantial range of cream coloured shaker style units with a contrasting grey countertop. There is space for a four oven 'Rangemaster' style cooker with a canopy extractor hood over with provision for further white goods. There is plenty of room for a kitchen/breakfast table, perfectly positioned by a pair of French doors that lead out to the garden.

On the first floor are five bedrooms which are all accessed off a generous galleried landing area, with enough space for desk or even a sofa bed. All five of the bedrooms are wonderfully equipped with en-suite bathrooms and some also with fitted wardrobes. The impressive master bedroom features fitted wardrobes and drawers and has a superb outlook to the rear over the gardens and fields of adjacent Urchinwood Manor. In addition, the room also has a door that connects to a large 25'0 loft room with huge future potential, but currently still very useful addition as a games/hobby room or just for accessible storage. The master bedroom also has a chic en-suite bathroom featuring a contemporary white suite with a shower and bath.

Outside, Michelstroy has a fabulous mature garden that wraps around it on all four sides, there are many well established fruit trees, a large level area of lawn perfect for children to kick a ball about also two perfectly positioned terraces to enjoy the sun at different times of the day. The garden is blessed with a high degree of privacy and has several sheds, well planted borders, and lots of scope to landscape further for those with green fingers.

## PROPERTY INFORMATION

Tenure - FREEHOLD  
Council tax band – E  
EPC rating - D

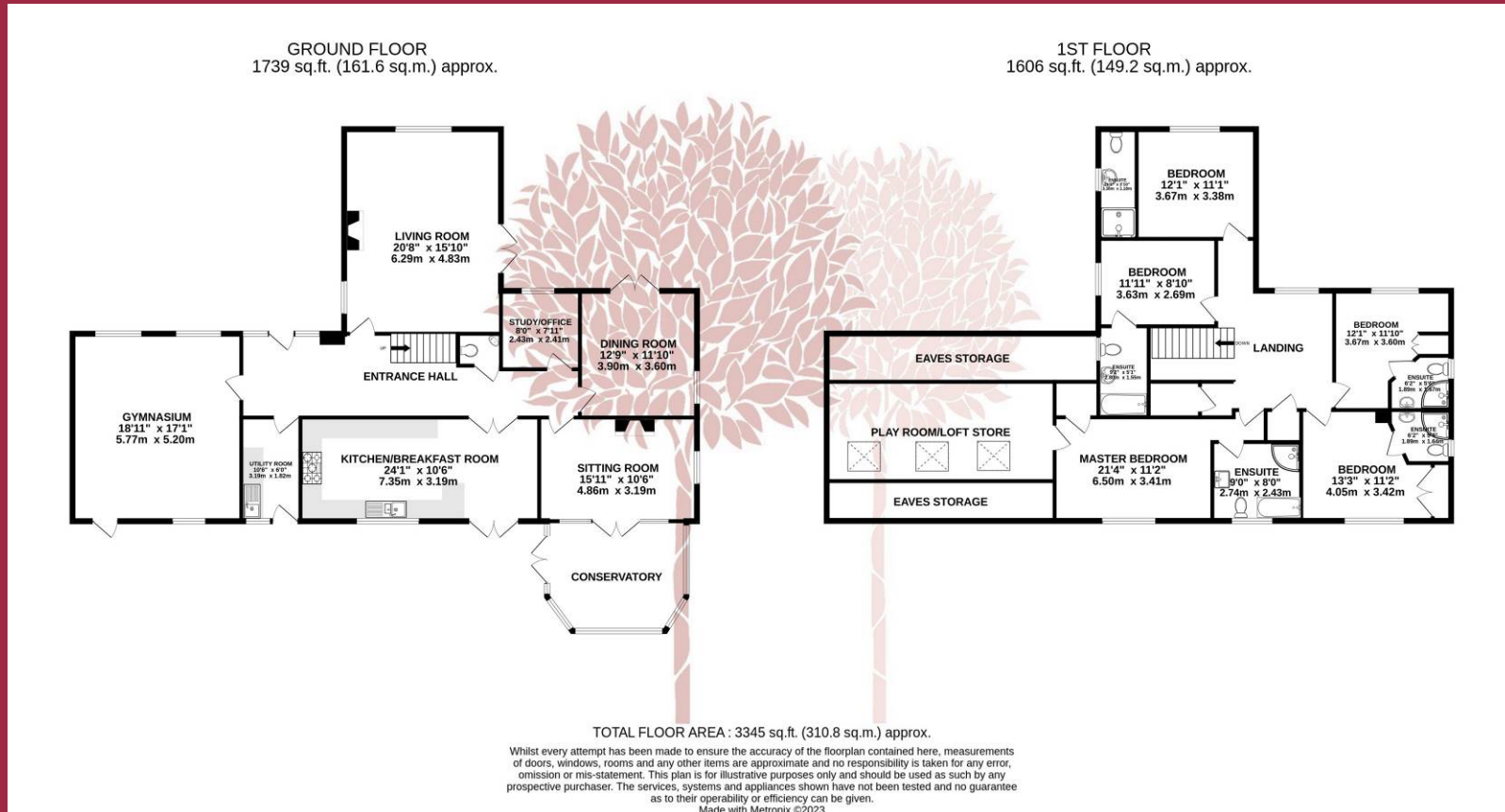
**Our vendor says...** We have had 17 wonderful family years here in this peaceful yet well-situated home, but now the kids have flown it's time for us to do the same. Look after it and enjoy it just as we have.

**We have noticed...** Such a wonderful family home, incredibly spacious, versatile and set in the most amazing semi-rural position between Wrington and Congresbury. If you are looking for a house for a large family or perhaps to co-habit with dependent relatives this could be the house for you!





## Floorplan



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