

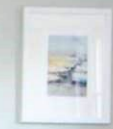


debbie fortune
ESTATE AGENTS



Smallway Farm

Congresbury



Smallway Farm, Smallway, Congresbury, North Somerset, BS49 5AA £800,000 Offers In The Region Of

A classic period Georgian home with four double bedrooms, off street parking, beautiful gardens and land circa 1.35 acres.

SITUATION

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (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) 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

Travelling through Congresbury toward Bristol, take a left onto Smallway and the property can be found on the left-hand side.

PROPERTY INFORMATION

Tenure - Freehold
Council tax band – G
EPC rating - D

- Splendid Georgian family home
- Stunning grounds of approximately 1.35 acres
- Character features
- Well-proportioned room sizes
- Huge outbuilding with multiple uses plus separate home office/studio
- Churchill Secondary School catchment area



DESCRIPTION

A charming Georgian property in the historic village of Congresbury, with tremendous curb appeal and character. This family home features well-proportioned rooms with the option to extend if necessary (subject to planning permission).

From the entrance porch you are welcomed by an elegant and spacious hall. The sitting room is of a good size and benefits from a feature fireplace with wood effect gas stove and working window shutters. A cosy snug on the left of the entrance hall is fitted with a 'Morso' log burner and working window shutters. At the rear of the property is the kitchen/breakfast room with Worcester combi boiler providing gas central heating, Travertine stone tiled floor, Rangemaster cooker and fitted with a range of wall and base units, storage cupboards and enough room for a breakfast dining table. The rest of the ground floor comprises a sunny and modern conservatory which can serve as dining or sunroom, W.C., store and a huge utility room with Belfast sink and large amounts of storage and working space.

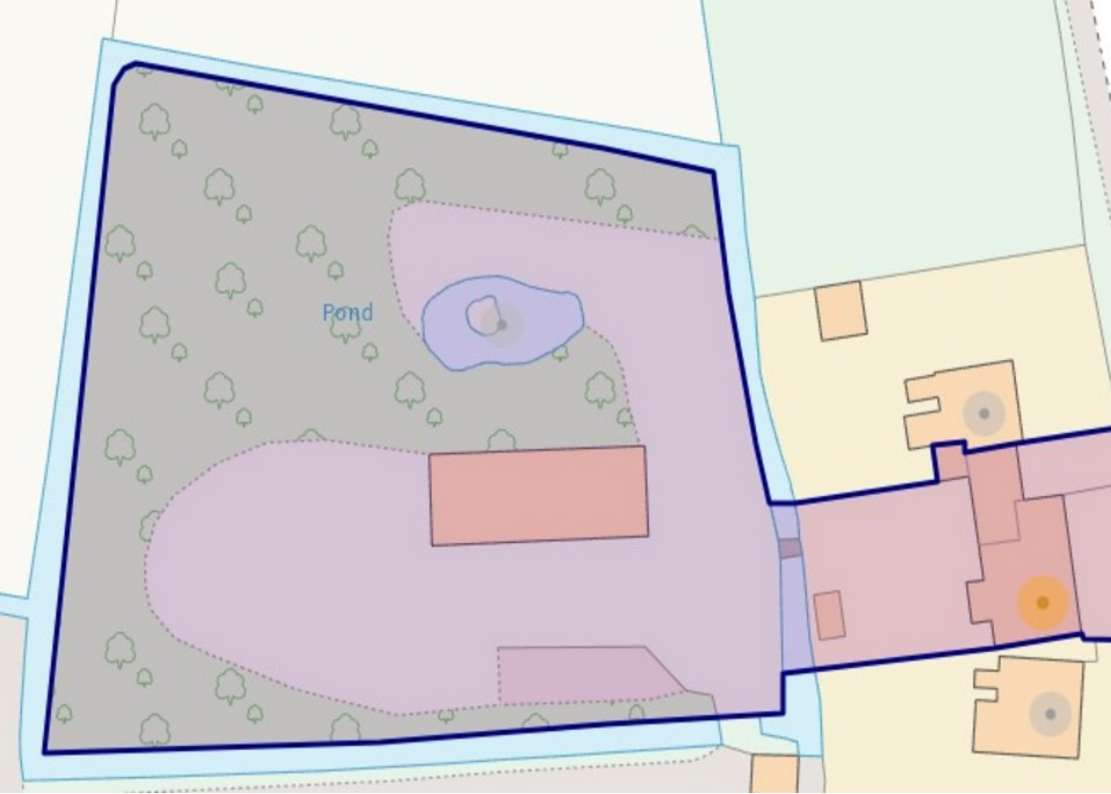
Upstairs, the feeling of space continues. From the landing, there are four double bedrooms serviced by a shower room and a family bathroom. A separate staircase leads to the games room which could make a wonderful home office, or be incorporated into the main house (subject to the necessary consents) to create more bedroom space if required.

The grounds are simply stunning, the front garden is laid to lawn and high hedging, giving privacy from the road. The sheltered walled rear garden is beautifully tended and sheltered by stone walls, surrounded by flower and shrub borders. The pretty Victorian pigsty adjoining the wisteria clad pergola makes a useful workshop. A room adjacent to the garage, currently an art studio, has a large Velux window, making it an ideal small office space. A gate provides access to the rest of the grounds which back onto open fields and include multiple mature trees with a small enclosed vegetable and rose garden, timber summerhouse overlooking the nature pond and a huge outbuilding (previously chicken sheds) which is great for storage but also has lots of potential to be converted (subject to planning permission). There is a driveway with parking for multiple cars leading to a gated car port providing access to the rear of the property.

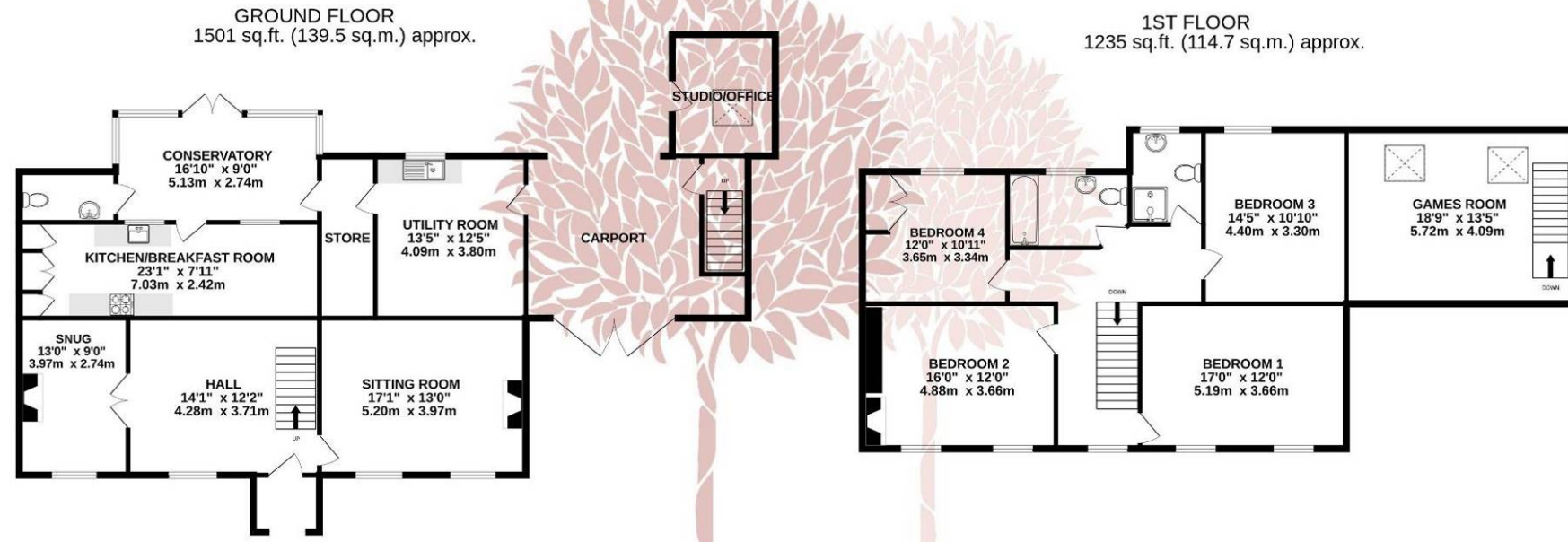


Our vendor says... This has been our family home for 28 happy years, loved by children and now grandchildren who enjoy the space and endless opportunities for fun, including building dens and playing hide and seek, that the house and grounds provide. We have lovingly maintained the house, which is full of character having originally been cottages linked to farm buildings, and the garden has been our passion. It's now time to downsize and allow new owners to enjoy Smallway Farm and make it their own.

We have noticed... A home with great curb appeal and lots of character inside. The grounds are a huge bonus, like having your very own arboretum, with magnificent mature trees, several species of fruit (plums, apples, cherries and pears), wildflowers and nature pond, all surrounded by farmland, with a wonderful balance that feels both well-kept and natural.



Floorplan



TOTAL FLOOR AREA : 2736 sq.ft. (254.2 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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