



Venus Street, Congresbury
£550,000



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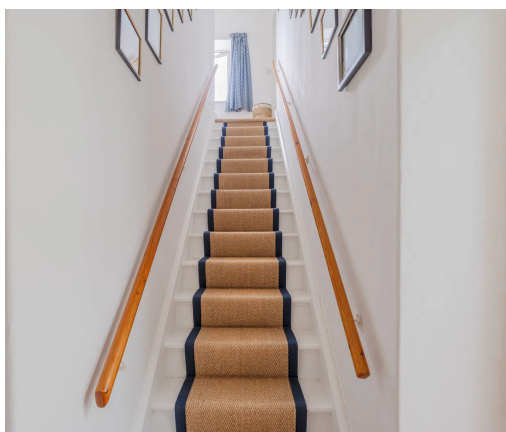
Bedrooms: 3

Bathrooms: 1

Receptions: 2

Yew Tree House is a characterful stone cottage occupying a delightful position in one of the oldest parts of the village. The cottage is set behind a beautiful flower filled front garden with a glorious Yew Tree from which the property takes its name, the attractive stone facade and stunning clay tiled roof and hung porch create a wonderful first impression.

On entering the property, a staircase rises in front of you to the first floor with a stylish stair runner over painted boards, to the left a traditional farmhouse style door leads you into a light and airy sitting room which has a wonderful 'AGA' wood burning stove that creates a homely focal point. A door to the rear of the room provides access to a lobby area providing access to a ground floor cloakroom, the lobby continues behind the staircase and there is a handy understairs cupboard and a door leading to the kitchen/dining room.



The beautifully appointed kitchen/dining room has been much improved in recent years and features a beautiful range of dove grey, shaker style units, complimented by a solid wood counter top and a glazed display cabinet. There is provision for a fridge/freezer, a 'Villeroy & Boch' double 'Belfast' sink and a glorious Devon blue AGA. A large picture window with colonial styled shutters looks out to the front of the house and two Velux windows also shower the room with excellent natural light, a delightful ceramic tiled floor provides a stylish and practical finish to the room and there is plenty of room for a family sized dining table and a door leading back to the entrance hallway.

To the rear of the kitchen a door leads you through to useful boot room and a handy study as well as a door leading to the garden.

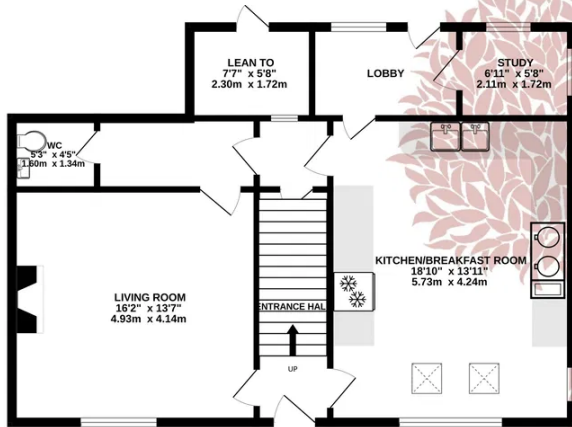


On the first floor you will find three double bedrooms and a family bathroom, all three bedrooms display character features with two of the bedrooms having lovely cast iron period fireplaces. Completing the accommodation is the family bathroom which is fitted with a white three piece modern suite.

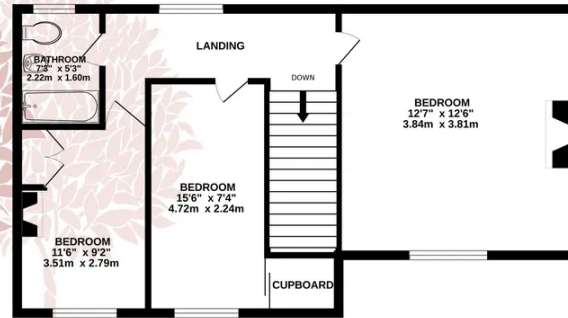
Outside, the property features a superb 70' garden with a useful brick outbuilding with running water and provision to add a gardeners W.C. To the rear of the house there is another outdoor store shed and a large off street parking bay which is accessed via large gates to the side of the garden. There is a delightful patio area and a fantastic productive apple tree, along with a number of other small trees, shrubs and plants.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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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 into Congresbury from the Churchill direction, at the 'T' junction as you are entering the village turn right into Venus Street. The property can be found a little way down on your left hand side past the turning for Park Road.
What3Words: ///fruits.surround.drips

Material Information: This property operates on gas central heating. Council Tax band: E EPC Rating: A/W

