



Robin King | Estate Agents

13 Weir Road, Congresbury

Guide Price **£725,000**

13 Weir Road

Congresbury, Bristol

A substantial detached home of considerable quality, set on the edge of a well-regarded North Somerset village with open countryside views towards the Mendip Hills.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Substantial detached family home extending to over 2,400 sq ft across three floors
- Spectacular vaulted dining room with full-height glazing, bifold doors and open countryside views
- Four well-proportioned bedrooms with en-suite to the principal bedroom
- Generous open-plan kitchen
- Elegant sitting room with wood-burning stove and French doors to dining room
- Detached double garage
- Large mature rear garden with decked terrace and fire pit seating area
- Uninterrupted views across open farmland towards the Mendip Hills
- Substantial second-floor loft room ideal as home office or studio.
- Edge-of-village setting with excellent access to Bristol, the M5 and Bristol Airport







13 Weir Road

Congresbury, Bristol

Set within a generous plot on the edge of Congresbury village, this substantial four-bedroom detached house offers a compelling combination of spacious family living and uninterrupted views across open farmland towards the Mendip Hills. Extending to over 2,400 sq ft in total, the property has been thoughtfully improved by its current owners, delivering a home that is both refined in presentation and generous in scale. A detached double garage, expansive rear garden and excellent road and rail connections complete an offering of genuine rarity in the North Somerset market.

Arrival is beneath a sheltered porch into a welcoming entrance hall that immediately conveys the quality and scale of the house. A staircase rises to the first floor, while doors lead off in all directions. To one side sits the snug, a well-proportioned and versatile room, ideal as a study, playroom or a quieter sitting room away from the principal reception areas. A ground-floor WC provides useful everyday practicality.

The heart of the house is a remarkably generous open-plan kitchen and dining space. The kitchen is fitted throughout with white gloss cabinetry, contrasting worktops and a substantial range cooker set within a dedicated recess beneath a painted canopy, a bold red glass splashback adds warmth and character. The space flows naturally into the sitting room and beyond into the dining room extension, a spectacular contemporary addition of the highest quality. Vaulted ceilings, twin roof lights, full-height glazing to two elevations and a set of bifolding doors across the rear wall create a light-filled room that opens entirely to the garden and countryside beyond. Industrial-style pendant lights and a cast-iron column radiator give the space a considered, unhurried character. It is, without question, the room in which this house is defined.





The sitting room is a calm and elegantly finished space, decorated in a soft tones that sit comfortably with the neutral palette throughout. A wood-burning stove is set into a stone hearth beneath a substantial reclaimed timber mantel, providing a natural focal point for the room. Glazed French doors connect directly through to the dining room, allowing the two spaces to work well together for entertaining while functioning independently day to day. A utility room sits adjacent to the kitchen, providing laundry and additional storage facilities.

The first floor accommodates four bedrooms, each well-proportioned and thoughtfully presented. The principal bedroom is a spacious and calm with a dedicated en-suite shower room tiled in dark slate with white metro brick and fitted with a rainfall shower. Three further bedrooms, all comfortably sized doubles, are served by a family bathroom.

A further staircase from the landing leads to the second floor, where a substantial loft room, currently in use as a home office, provides a generous and flexible additional space. Exposed timber roof trusses, twin Velux roof lights and a vaulted ceiling create a pleasant atmosphere, well-suited to working from home, a creative studio or a teenage retreat. A further storage loft sits adjacent, providing valuable practical space at this level.



Outside A broad expanse of well-maintained lawn stretches away from the house, bordered by mature planting and enclosed by timber fencing and hedging that provide privacy without sacrificing the open views across the fields to the Mendip Hills beyond. A raised deck immediately off the dining room provides an ideal outdoor dining and entertaining area. At the far end, a dedicated fire pit circle edged in timber railway sleepers and surfaced in bark chip provides an inviting focal point on summer evenings. The garden is well-planted with ornamental trees and shrubs including a striking Japanese maple, giving interest throughout the seasons.

To the front, A substantial gravel driveway provides ample parking alongside a neat lawn and established trees. The house presents attractively in cream render with dark-framed windows and a slate-grey front door. A detached double garage provides ample storage and a side gate connects to the rear garden.

Location Congresbury is a well-regarded North Somerset village positioned between Bristol and Weston-super-Mare, offering genuine village life alongside practical connectivity. The village itself provides a primary school, public house, church and local amenities. Yatton railway station, under two miles distant, runs a regular direct service into Bristol Temple Meads in under 30 minutes. The A370 connects easily to the M5 at Junction 21, while Bristol International Airport is approximately six miles away. The Somerset Levels, the Mendip Hills AONB and the North Somerset coast are all within comfortable reach.

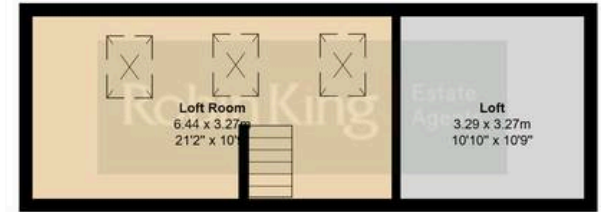




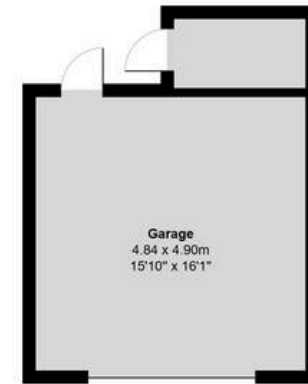
Ground Floor



First Floor



Second Floor



Garage

Weir Road, Congresbury, BS49

Approximate Gross Internal Area (excluding garage and loft) 190.2 sq m / 2047 sq ft

Total Area 225.6 sq m / 2428 sq ft

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.