



Hope Lodge, Station Road

Congresbury, Bristol

A substantial 4-bedroom c.17th-century home offering over 2,200 sq ft, with exceptional living space, a large private garden, garden lodge and ample parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: tbc

All mains services

- Well presented detached home believed to date from the 17th century
- Over 2,200 sq ft of flexible accommodation
- Four bedrooms, including a ground-floor bedroom
- Three reception rooms plus conservatory
- Impressive inglenook fireplace and wealth of period features
- Contemporary fitted kitchen and recently updated bathrooms
- Large, mature and private rear garden
- Timber garden lodge with decked terrace
- Ample driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx.







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Congresbury, Bristol

Hope Lodge is a substantial detached period home, believed to date from the mid-17th century. It occupies an idyllic position adjacent to open countryside, yet remains in the heart of the popular village of Congresbury. Extended and updated over the years, it now offers over 2,200 sq ft of flexible accommodation, combining a wealth of original features with a contemporary kitchen and bathrooms.

A covered porch opens into the entrance hall, with the staircase rising to the first floor and a useful ground-floor shower room alongside. The older part of the house retains exposed stonework and substantial ceiling beams, features which continue through much of the ground floor.

The living room is a particularly generous space, with exposed ceiling beams and stonework adding plenty of character. At the rear, it extends into a dining area with flagstone flooring and ample space for a large table, while a glazed door opens onto the garden. A useful study area sits alongside the main living space.

On the opposite side of the hall is the sitting room, another good-sized reception space with original stonework and a quarry-tiled floor. The substantial stone inglenook fireplace with woodburning stove provides an impressive focal point, making this a particularly inviting room.

Together, the living and dining space and separate sitting room provide generous and flexible accommodation, combining the period features of the original house with plenty of space for everyday family life and entertaining.

The kitchen has been completely updated and provides an attractive contrast to the older parts of the house. Contemporary white cabinetry is complemented by dark work surfaces and large-format tiled flooring, with integrated appliances and extensive preparation and storage space. The original ceiling beams remain exposed, retaining a connection with the history of the building. At the far end, a door leads into the conservatory, which overlooks the rear garden and has doors opening outside.





There is a further reception room providing another flexible living space, while the fourth bedroom is also on the ground floor. Together with the shower room, this gives the house particularly versatile accommodation, whether for guests, older children or anyone looking for bedroom and bathroom facilities on one level.

Upstairs are three particularly generous double bedrooms, all with plenty of space for additional furniture. The bedrooms have their own individual character, with sloping ceilings, deep window reveals and exposed timbers reflecting the period origins of the house.

The family bathroom has also been updated, with a large walk-in shower, contemporary vanity unit and fitted storage. Exposed roof timbers above provide an attractive contrast to the modern fittings.

Outside

The gardens are a real feature of Hope Lodge. To the rear is a large, predominantly lawned garden, enclosed by mature trees, hedging and established planting which provide a high degree of privacy. A paved and covered terrace immediately behind the house provides plenty of space for outdoor dining and seating, with the garden extending beyond.

Set towards the far end of the garden is a substantial timber lodge, with glazed double doors and windows opening onto its own decked terrace. It provides useful additional space away from the main house and could suit a variety of uses.



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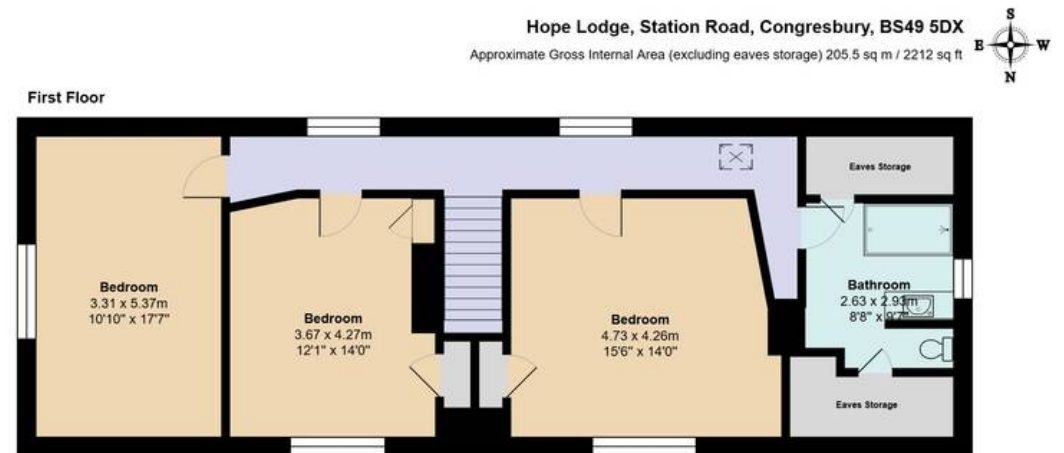
Congresbury, Bristol

To the front, the house is set back behind a generous driveway, providing off-street parking for several vehicles.

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 2 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. (All distances/times approx.)





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