



Hill Cottage Frost Hill

Congresbury, Bristol

Beautifully modernised and extended detached country home offering approx. 2,600 sq ft of light filled accommodation, four double bedrooms, stunning kitchen/family room, far-reaching countryside views, gardens and double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Mains water, Gas, Electric, Private Drainage

- Approx. 2,600 sq ft of accommodation (excluding garage)
- Modernised and extended detached home
- Three reception rooms
- Four double bedrooms
- Three bathrooms, including two en-suite shower rooms
- High quality Neptune kitchen with integrated appliances
- Underfloor heating throughout the ground floor
- Countryside views
- Double garage and driveway parking
- Easy access to M5, mainline railway services and Bristol city centre







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Hill Cottage is a beautifully modernised and substantially extended detached residence, enjoying far-reaching countryside views. Dating from the early 1900s, the property has been comprehensively renovated by the current owners, with significant works completed in 2010 to create a spacious and contemporary family home. Most rooms enjoy a dual aspect, allowing for an abundance of natural light, with traditional handmade cornicing enhancing the main reception rooms.

A welcoming porch opens into a partly double-height entrance hall with stone flooring and a striking staircase. The hall benefits from useful storage, a WC and cloakroom, while underfloor heating runs throughout the ground floor. From the hallway, doors lead to the principal reception rooms.

To the front is an elegant dining room with a bay window, traditional fireplace and sash windows with fitted shutters. Also accessed from the hallway is the main sitting room, an exceptionally generous space with a further bay window and sash windows, a log burner, and a wonderful sense of light and space.

To the rear, the accommodation opens into a superb kitchen/family room extending to over nine metres, designed for modern family living with ample space for seating and dining. The kitchen is fitted with a stunning Neptune kitchen, finished to an outstanding standard, featuring a substantial central island with additional storage, black honed granite work surfaces throughout, a five-ring gas hob, integrated appliances including two single ovens, a steam oven and a microwave, an integrated dishwasher, a wine cooler, and space for an American-style fridge/freezer.





Bi-fold doors open directly onto the terrace and rear garden, seamlessly connecting the interior with the outdoors. A separate utility and boiler room are positioned off the kitchen and benefit from external access.

To the first floor, a large central landing enjoys elevated views to the front, offering spectacular long distance vistas across the countryside. There are four well proportioned double bedrooms, all benefiting from dual aspects and excellent natural light. The principal bedroom enjoys square proportions and is complemented by a beautifully presented en-suite shower room with a large walk in shower, while the second bedroom also benefits from its own en-suite facilities. The remaining bedrooms are all generous in size and are served by a sleek family bathroom fitted with a modern white suite.



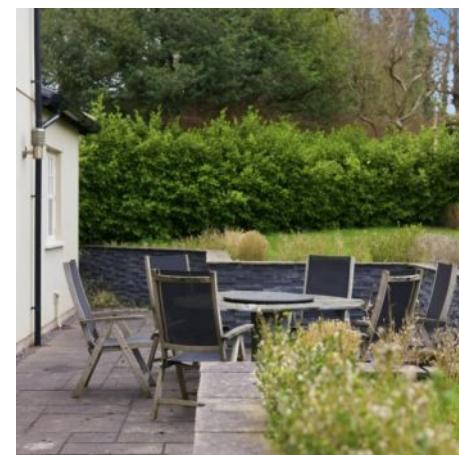
Externally, the property is approached via a driveway running along the right hand boundary of the plot, bordered by a stone wall and mature hedging, providing parking for several vehicles and leading to a double garage with sliding doors. The garage previously benefited from planning permission for reconstruction to include a detached garage with a first floor hobby room above.

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The gardens are a particular feature, with a generous front garden planted with a variety of mature shrubs and trees, and a rear garden laid mainly to lawn with established borders and a delightful patio area directly adjoining the house, ideal for outdoor entertaining.

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.)



Approximate Gross Internal Area 244.9 2639 sq m / sq ft
Total Area 267 sq m / 2874 sq ft

W
N
S
E



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.

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