



Robin King | Estate Agents

The Coppice
Bristol Road, Congresbury, Bristol, BS49 5AH

The Coppice

An exceptional detached Edwardian house with magnificent long views. Set within approximately 17 acres of grounds, including woodland, paddocks and an extensive set of outbuildings it offers easy access to Bristol and beyond.



Originally built in 1901 as a quarryman's cottage, this elegant property has been sympathetically extended and retains a number of period features, including a beautifully traditional stone façade and sash windows. Set in an elevated position, it offers sweeping views over its own grounds, towards the village and Mendip Hills, providing the perfect blend of privacy and accessibility. It is also well placed for easy access to both local amenities and national networks.

Inside, a generous amount of flexible family accommodation benefits from an abundance of windows, ensuring that natural light floods the space and creates a warm and welcoming atmosphere, alongside magnificent far-reaching views from almost every room.

Outside, to the rear, is a small area of woodland with access to the old quarry. Surrounding the house are beautifully landscaped gardens, with an array of terraced areas offering the opportunity to take in the views, before extending into two generously sized paddocks. The 17 acres of grounds also include historic lime kiln and several spacious outbuildings; including storage, a log shed, workshop and greenhouses, as well as a vegetable garden, orchard and grass tennis court, making this an ideal property for anyone with an interest in country pursuits.



The Coppice, Congresbury

Bristol

Key Features

- Magnificent Edwardian detached home
- Approx. 5,365 sq. ft (including outbuildings) of flexible accommodation
- Well presented property with period features
- Approx. 17 acres of landscaped gardens, paddocks & woodland with direct access to bridle paths
- Long driveway and extensive parking
- Beautiful gardens with spectacular long views
- Versatile outbuildings including log shed, double garage, storage barn and workshop
- Ideally suited to those looking for country pursuits and horse-riding
- Within catchment for well regarded Primary and Secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins)

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity & water, private drainage, oil central heating









The House

Approaching The Coppice via a long driveway you first glimpse the property standing in a commanding elevated position. Built in traditional stone with an attractive symmetrical façade, it has a pantile roof and is set into the hillside across four floors.

Stepping inside the pretty front door, with fanlight glazing above, the reception hall is a warm and welcoming space, featuring a galleried landing and an ash staircase which descends to the living accommodation.

Immediately ahead is the dining room. Beautifully proportioned, it has ample space for a large table and two sash windows which perfectly frame views over the property's grounds and towards the local woods and the Mendip Hills in the far distance.

To the right, the elegant drawing/sitting room is bathed in natural light from multiple windows, again offering stunning views. A raised fireplace with an inset log burner enhances the cosy yet refined feel.

The kitchen/breakfast room is another generous space. The kitchen is custom-built in solid Tanganyikan walnut, featuring a range of floor and wall-mounted units, space for a dishwasher, gas hob, fridge and oven. Windows offer picturesque views over the front garden, whilst the breakfast area has ample room for a large table and enjoys the warmth of a dual-fuel burner with back boiler, making it a cosy yet practical space.

Completing the ground floor accommodation is a spacious laundry/utility room with plenty of storage, together with space for a washing machine and tumble dryer. There is also a downstairs cloakroom.

A staircase from here descends to the lower level, where a long corridor gives access to a multitude of rooms, including a dedicated wine cellar, a boiler room, a generous pantry/larder and, at the end, a fully shelved room currently arranged as a library but which could easily serve as a games or playroom.

The bedroom accommodation can be found upstairs, attractively arranged around the galleried landing. The principal bedroom, which enjoys a spectacular double aspect, is exceptionally spacious, with fitted wardrobes, drawers and a wonderful en suite bathroom with walk-in shower. The remaining three bedrooms are served by both a family bathroom and a separate walk-in shower room.



A spiral staircase from the landing leads to the attic floor where there are two generously sized rooms with Velux windows overlooking the woodland, which could be used as additional bedrooms (STPP).

Outside

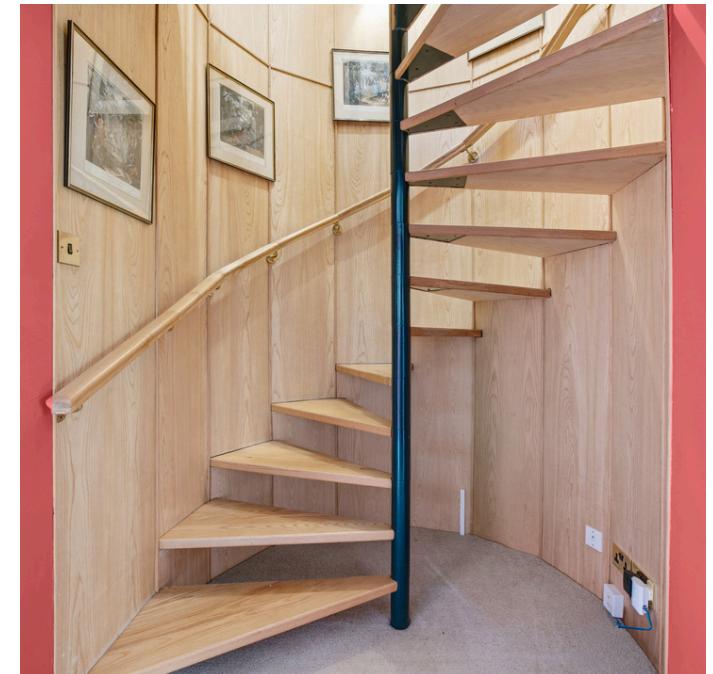
The Coppice is set within approximately 17 acres of grounds, including landscaped gardens, private woodland, 2/3 large paddocks and a grass tennis court.

Gardens with terracing extend on all sides of the property, offering numerous idyllic spots in which to relax, soak in the tranquil rural surroundings, and enjoy the scenic views. There is also a kitchen garden area with established soft fruit plants.

The two large paddocks not only provide a huge degree of privacy but a beautiful aspect from the interior of this wonderful home.

Extensive outbuildings including a log shed, workshop, double garage and storage barn could easily offer the opportunity to be converted for equestrian use should the new owner wish to keep horses.

Together, these features create a truly unique and breath-taking setting.

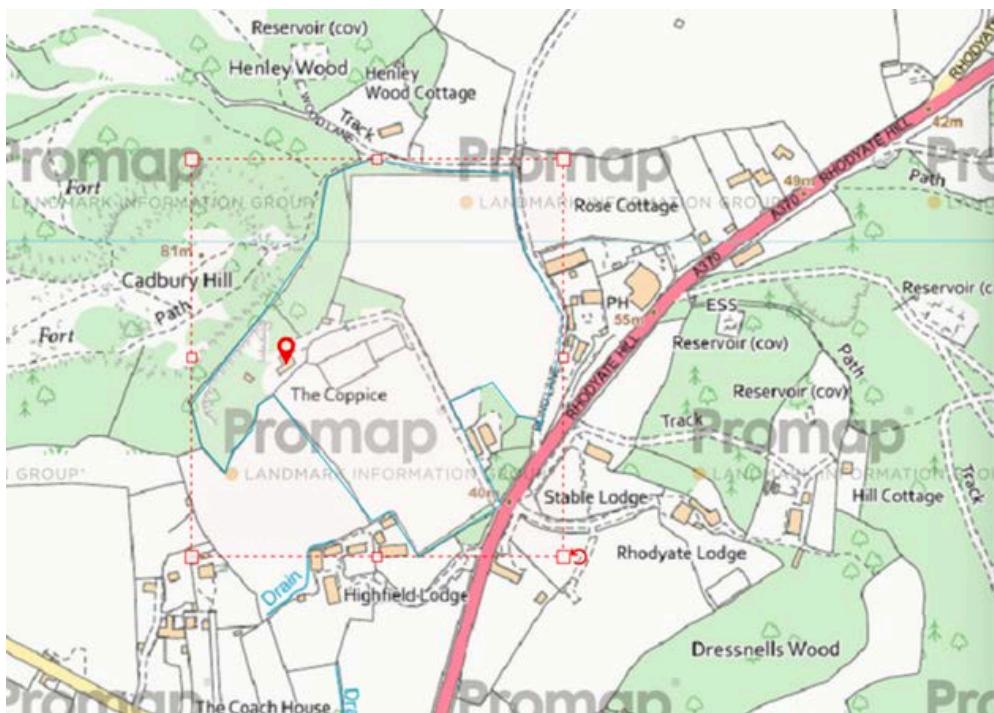


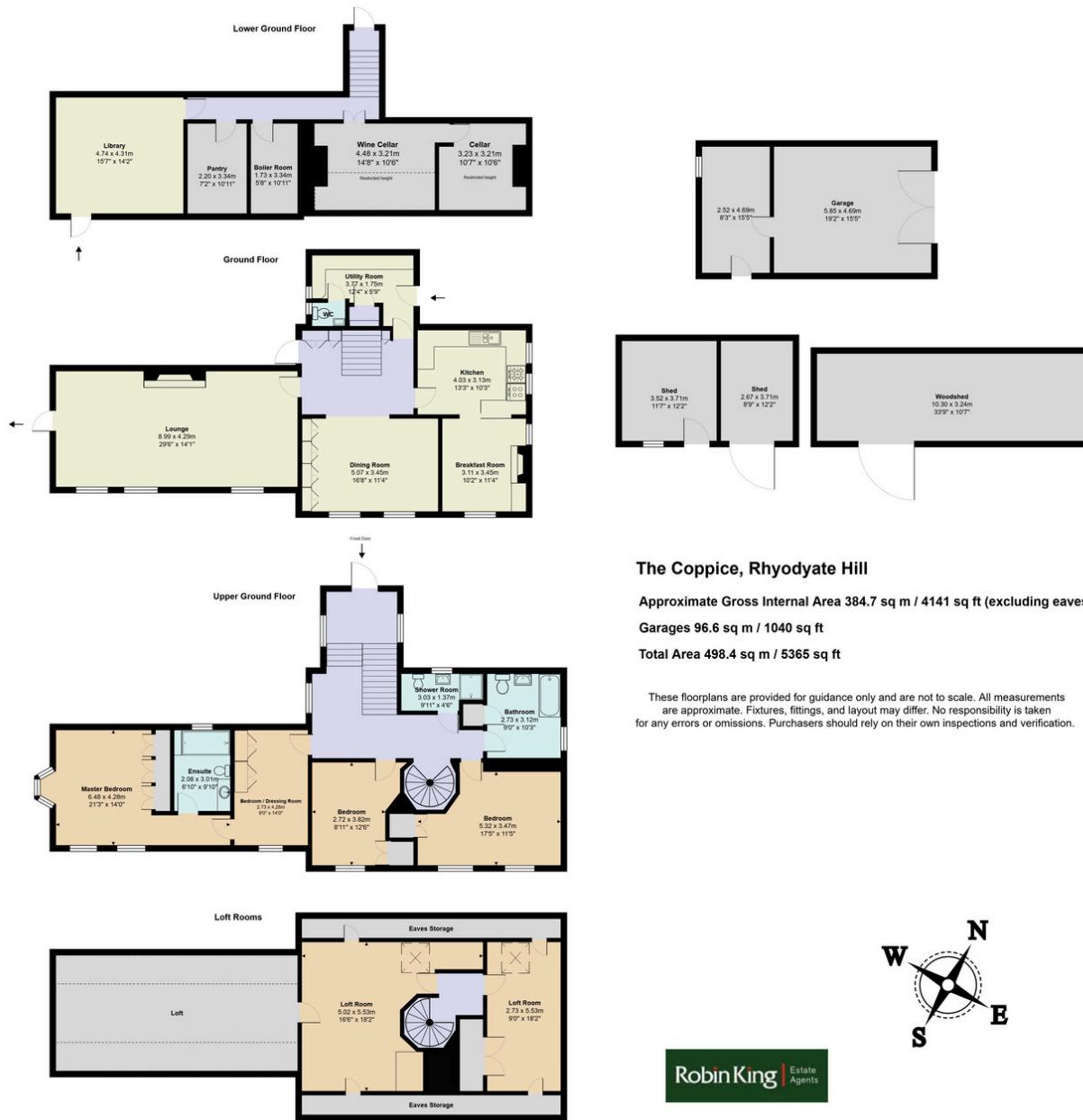


Location

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.)





The Coppice, Rhydoyate Hill

Approximate Gross Internal Area 384.7 sq m / 4141 sq ft (excluding eaves)

Garages 96.6 sq m / 1040 sq ft

Total Area 498.4 sq m / 5365 sq ft

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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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.

Viewings: Strictly by appointment through Robin King Estate Agents

Agents Note

Please be advised that there is a public footpath which runs across the land.

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