



Kenn Street, Kenn
£600,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 3

Set in an enviable position within the village of Kenn, Orchard Cottage is a beautifully situated four-bedroom home enjoying superb countryside views, generous living space and a wonderfully private sun-filled garden.

Approached via a driveway providing ample off-street parking, the property is greeted by a welcoming porch leading into a spacious entrance hall.

At the heart of the home is a large and comfortable sitting room, featuring an electric fireplace, creating a warm and inviting focal point. A separate WC/cloakroom is conveniently positioned off the hallway.

The dining room offers an excellent space for entertaining and family meals, with direct access into a superb sun-soaked conservatory—perfect for enjoying the garden and far-reaching views all year round.

The kitchen is well laid out and functional, offering a good range of worktop space along with a hob and integrated oven. From here, there is access to a useful study positioned between the kitchen and utility room, providing an ideal home office or flexible workspace. The well-appointed utility room also offers internal access to the double garage, adding excellent practicality



Upstairs, the property provides four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, Orchard Cottage truly excels. The generous rear garden is a standout feature-predominantly laid to lawn, enjoying excellent levels of sunshine throughout the day, and showcasing uninterrupted views across surrounding open fields and green countryside. It offers a peaceful and private outdoor setting, ideal for relaxation and entertaining.

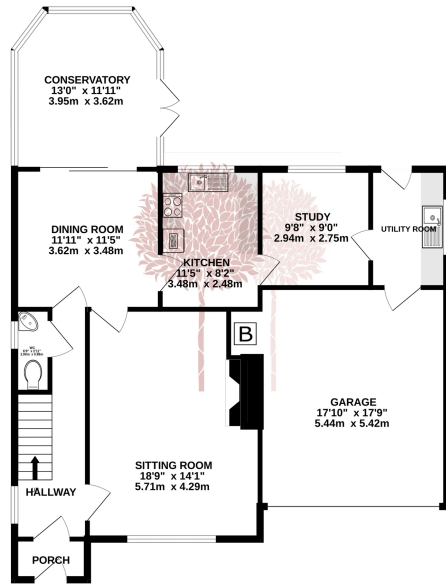
A rare opportunity to acquire a well-balanced family home in a picturesque village setting, combining space, functionality and outstanding rural outlooks while remaining conveniently accessible to Clevedon and surrounding areas.

What we love about the property...

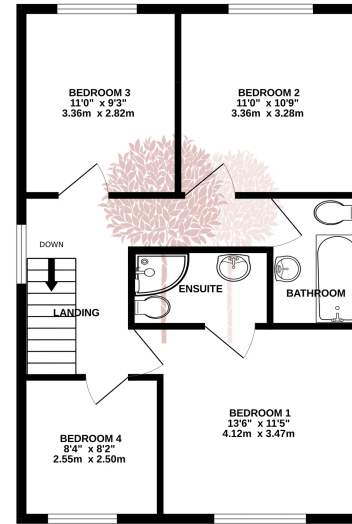
The sense of space it offers, set within an attractive rural environment. It feels open and well placed in its surroundings, with the countryside providing a natural and appealing backdrop to everyday living.



GROUND FLOOR



1ST FLOOR



Situation: Kenn is a small rural village set in attractive North Somerset countryside, conveniently located just a short drive from Clevedon and within easy reach of Bristol and Weston-super-Mare via nearby road links. The village enjoys a peaceful setting close to the Severn Estuary, with surrounding countryside offering a strong sense of space and calm. Residents benefit from access to scenic walks across the North Somerset levels and nearby countryside, while the Mendip Hills provide more extensive walking and outdoor pursuits a short distance away. Popular local attractions include the Chew Valley and Blagdon Lakes, both well known for fishing and outdoor recreation. The area combines rural charm with excellent connectivity to nearby coastal towns and Bristol.

Directions: Approaching the village of Kenn from the direction of Tesco's in Clevedon, cross the roundabout in the direction of Yatton, heading out of the village on Kenn Road. After around a mile, please turn left into Kenn Street. Follow the road down and Orchard Cottage will be found on your right hand side.
 What3Words: ///empty.cling.local

Material Information: This property operates on gas central heating. Council tax band: E EPC Rating: tbc

