



Robin King | Estate Agents

Jessamine Cottage, Weston Road, Congresbury - BS49 5ED

Guide Price **£635,000**

Jessamine Cottage, Weston Road

Congresbury, Bristol

Jessamine Cottage is a beautifully presented former toll house offering versatile and character-filled accommodation arranged over two floors. With its distinctive curved architecture, generous living spaces, four bedrooms, and enchanting gardens featuring apple trees, an original well and natural ponds, this is a truly unique home blending period charm with modern comfort.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

Mains Gas, Electric and Water. Biodigester sewage treatment.

- Approx. 1614 Sq.ft Accommodation
- Former toll house with distinctive curved architecture
- Four bedrooms with flexible accommodation
- Characterful lounge with log burner
- Spacious curved sitting room with French doors to garden
- Kitchen with Rayburn and black granite worktops
- Vaulted dining room with Velux window
- Utility room and ground floor bathroom
- Established gardens with raised herb bed and three apple trees
- Original well, natural ponds, courtyard and detached garage







Jessamine Cottage

Entering through the front stable door, you are welcomed into a bright porch with a tiled floor, leading into the central hallway. To the left, the lounge features a charming fitted cupboard and bookcase, with the main focal point being a cosy log burner. A partially glazed door from the lounge leads into the study, a light-filled room enhanced by a Velux window, which in turn provides access to the fourth bedroom, a versatile space suitable as a playroom, snug or guest bedroom.

Another partially glazed door from the lounge opens into the main sitting room, a beautifully presented and spacious area with a striking feature fireplace wall housing an electric log-effect fire and bespoke shelving. French doors open directly onto the garden, while the curved wall reflects the property's history as a former toll house, creating a wonderfully distinctive living space.

To the right of the hallway, the kitchen is fitted with modern shaker-style units and black granite work surfaces. A Rayburn oven provides cooking facilities as well as central heating and hot water, complemented by an induction hob, integrated fridge and space for a dishwasher. The kitchen flows seamlessly into a stunning dining room, featuring a vaulted ceiling with Velux window and French doors to the garden, offering ample space for a large dining table.

Adjacent to the kitchen, the utility room provides additional storage along with space for a washing machine, tumble dryer and freezer, and gives access to the downstairs bathroom, fitted with a contemporary white suite and bath.

The staircase rises to a central landing, where a Velux window draws in natural light, creating a bright and airy feel. The landing provides access to three well-proportioned bedrooms and the family bathroom.





Jessamine Cottage

The principal bedroom is an impressive and characterful space, echoing the curved architecture of the original toll house. A Velux window enhances the sense of space and floods the room with natural light, while its generous proportions allow ample room for freestanding furniture, creating a calm and inviting retreat.

A second double bedroom offers comfortable accommodation for family or guests, while the third bedroom provides flexibility as a single room, nursery or home office. The family bathroom is fitted with a white suite including a bath with shower over, wash basin and WC.

The gardens at Jessamine Cottage are a particular highlight and complement the charm of the house beautifully. Immediately outside the dining room is a paved patio, perfect for al fresco dining and summer gatherings. Beyond, the garden unfolds with a raised herb garden and three established apple trees, creating both seasonal beauty and productivity. A wooden seat beneath one of the apple trees provides a peaceful spot to sit and enjoy the surroundings.

To the rear of the main sitting room lies a sheltered courtyard, offering a private and intimate outdoor space. Adding further character are the original well and natural ponds, enhancing the sense of history and connection to the landscape. A detached garage provides useful storage or secure parking.

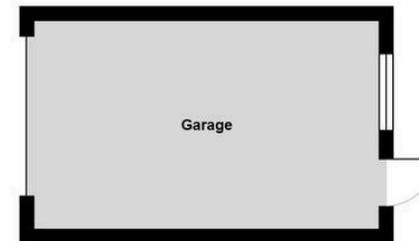
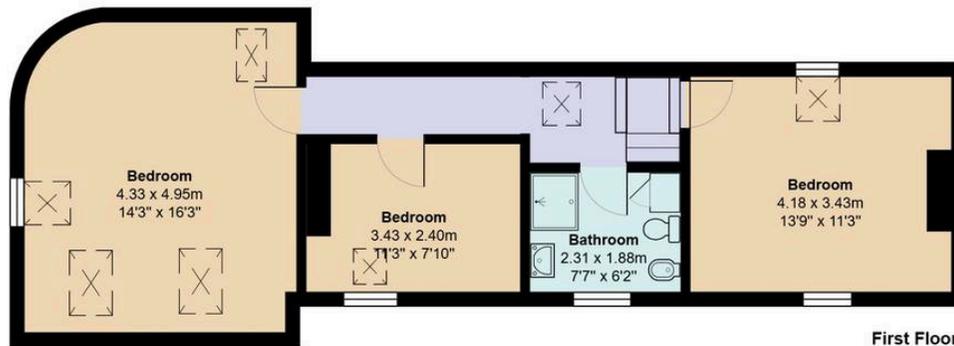
Location - Congresbury is perfectly positioned for commuters and countryside lovers alike, with easy access to Bristol (12 miles) and Clevedon (6 miles). Regular bus services run to Bristol, while mainline rail connections are available from Yatton railway station, just 2 miles away. The M5 is easily reached at Clevedon and St Georges. Surrounded by beautiful countryside, the village offers excellent walking, riding, golf, sailing and fishing opportunities. Congresbury itself has a welcoming community with independent shops, cafés, pubs and leisure facilities, as well as primary schooling within the village and secondary education at the highly regarded Churchill Academy and Sixth Form.



Weston Road, BS49

Approximate Gross Internal Area 150.0 sq m / 1614 sq ft
(excluding garage)

Total Area 168.3 sq m / 1811sq 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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