



Potters View, Congresbury
£580,000





Bedrooms: 4

Bathrooms: 2

Receptions: 1

Occupying a particularly enviable position within this small and thoughtfully designed development of just fifteen homes, Number 11 enjoys a delightful edge-of-village setting, backing directly onto open fields, with far-reaching views across the rolling countryside of the Wrington Vale towards Wrington Hill.

The house presents an attractive and timeless façade, with its traditional square bay windows, charming gabled details and a welcoming canopy storm porch. The softly rendered exterior introduces a contemporary note, beautifully balanced by warm clay roof tiles, creating a home that sits comfortably within its rural surroundings.

A prettily planted front border leads to the front door and into a welcoming entrance hallway, where stairs rise to the first floor, and a door opens into a useful ground floor cloakroom. To one side of the hall lies the sitting room – a stylish, dual-aspect space filled with natural light. Bi-fold doors open directly onto the garden, inviting the outside in, while colonial shutters to the front window and remote-controlled blinds to the rear add both elegance and practicality.



On the opposite side of the hallway is the generous kitchen/dining room, another wonderfully light, dual-aspect room with a shuttered bay window overlooking the front. The kitchen is fitted with a comprehensive range of elegant stone-coloured units, complemented by polished quartz worktops and a substantial island providing additional storage and a breakfast bar for informal dining. Integrated Neff appliances include a fridge/freezer, dishwasher, double eye-level ovens, a four-ring gas hob and stainless-steel extractor. A fitted water softener and ample space for a family dining table complete this well-considered and sociable room. Both the kitchen/dining room and sitting room benefit from attractive Kardean wood-effect flooring.



Upstairs, four well-proportioned bedrooms are arranged around a light and airy landing, where a beautifully positioned window frames views over the garden and across open countryside beyond. The principal bedroom enjoys a stylish en-suite shower room fitted with high-quality Villeroy & Boch sanitaryware and Hansgrohe fittings. The remaining three bedrooms share a luxurious family bathroom, finished to the same high standard. A useful storage cupboard completes the first floor. All bedrooms are fitted with plantation shutters, and the house is finished throughout in calm, neutral tones, enhanced by half-glazed cottage-style internal doors, double glazing, gas central heating and





A door from the kitchen leads through to a practical utility room with further fitted units, sink, plumbing for a washing machine and additional appliance space, as well as a door opening directly onto the garden.

Outside, the corner plot position provides a larger than expected rear garden, mainly laid to lawn and enclosed by a combination of rendered wall and larch lap fencing. An extended patio offers an ideal space for outdoor dining, while a further paved seating area sits beneath a handsome pergola, perfect for relaxing and entertaining. Gated rear access leads conveniently to the private driveway and double garage.

The substantial double garage is fitted with an electric up-and-over door, power and lighting, and offers excellent storage with scope to incorporate a workshop if desired.

Altogether, this is a beautifully balanced home combining village living with open countryside views, presented with care and attention to detail throughout.

What We Love About the Property... We love the wonderfully quiet position. Backing onto open fields and set within a small development, the house enjoys a peaceful setting with far-reaching countryside views that make it feel calm and private throughout the day.



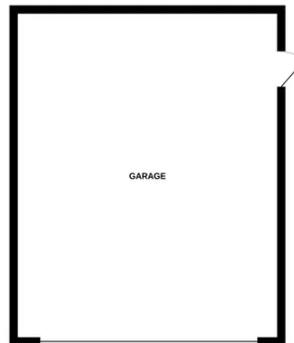
Situation: Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: From our Congresbury office turn right onto the main road through Congresbury and pass the precinct on the right, take the turning into Venus Street. Go towards the end of the road and turn left into Potters View, Number 11 can be found on the right-hand side.

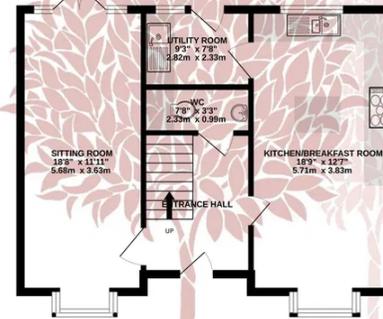
What3Words: ///tasters.tweed.teams

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

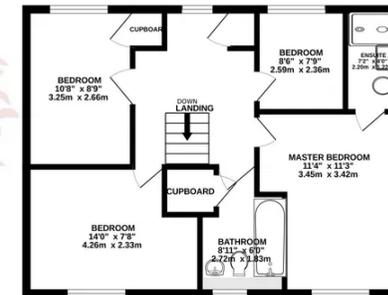
GARAGE
445 sq.ft. (41.3 sq.m.) approx.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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