The Barn Station Road Congresbury BS49 5DX | **£750,000**

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
2052.00 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front, side & rear

EPC Rating
E

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

Substantial stone-built barn conversion occupying generous gardens on the fringes of Congresbury village, offered to the market with a wonderful combination of character, space and versatility – The Barn is an impressive four-bedroom detached home, tucked away within a charming cul-de-sac setting and enjoying beautifully proportioned accommodation of almost 1,900 sq ft. From the moment you step through the front door, the property delivers a real sense of space, with a welcoming entrance hall providing access to the principal ground floor rooms. To one side, a spacious dual-aspect sitting room enjoys excellent natural light and is centred around an enclosed log-burning fire, creating a warm and inviting environment in which to relax. Opposite, a further reception room immediately captures the character of the building, with an exposed stone feature wall providing a striking focal point and adding charm and personality to the space. To the rear, the dining room enjoys generous dimensions and benefits from French doors opening directly onto the rear garden, making it an ideal room for both formal dining and entertaining. The recently refitted kitchen breakfast room has been thoughtfully designed and fitted with a range of base cabinets and work surfaces, while large windows provide a pleasant outlook across the rear garden. A useful boot room and cloakroom WC add further practicality to the ground floor accommodation. To the first floor, a generous landing leads to four double bedrooms, all of which benefit from excellent proportions. The principal bedroom enjoys the convenience of an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a white three-piece suite. The overall arrangement creates a highly flexible layout that will suit growing families, buyers working from home or those simply seeking more generous room sizes than are typically found in modern homes.

Outside, the property enjoys extensive lawned gardens wrapping around both the side and rear of the home, creating a wonderful setting and emphasising the sense of space on offer. Mature trees, established hedges and well-stocked planting provide privacy, structure and year-round interest, while the generous lawns offer plenty of room for children to play, keen gardeners to enjoy or simply for relaxing during the warmer months. French doors from the dining room allow the gardens to become a natural extension of the living accommodation, making the property particularly well suited to entertaining. The grounds are a genuine feature of The Barn, offering an increasingly rare balance of usable outdoor space and manageable maintenance. To the front, ample off-street parking is available for numerous vehicles, complemented by a detached garage that provides useful storage, workshop potential or secure parking.

Station Road enjoys a convenient position on the edge of Congresbury, a thriving North Somerset village that continues to prove popular with families and commuters alike. The village offers a broad range of amenities including shops, cafés, public houses, a doctors' surgery, pharmacy and primary schooling, all supported by a strong sense of community. Nearby Yatton provides a mainline railway station with regular services towards Bristol, Bath and London Paddington, while easy access to the A370 and M5 motorway network makes travelling throughout the region straightforward. The surrounding countryside, Congresbury Yeo and Strawberry Line provide excellent opportunities for walking and cycling, while the coast at Clevedon and Weston-super-Mare remains within easy reach. Rarely do barn conversions become available that combine such generous room sizes, mature gardens and a convenient village setting, making The Barn an exciting opportunity within one of North Somerset's most sought-after locations.

















Characterful stone barn conversion occupying generous gardens on the edge of Congresbury





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Superfast broadband is available with the highest available download speed 45 Mbps and the highest available upload speed 8 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

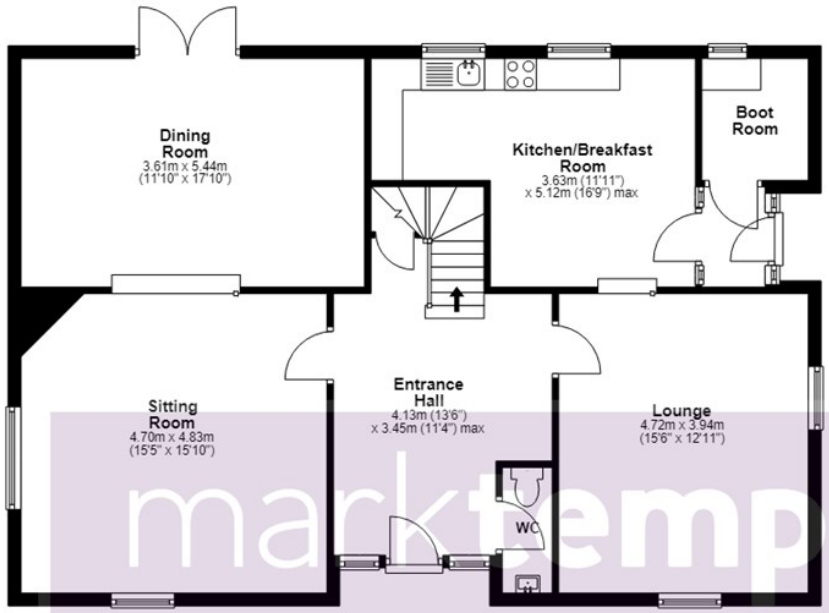
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

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Ground Floor

Approx. 101.9 sq. metres (1096.6 sq. feet)



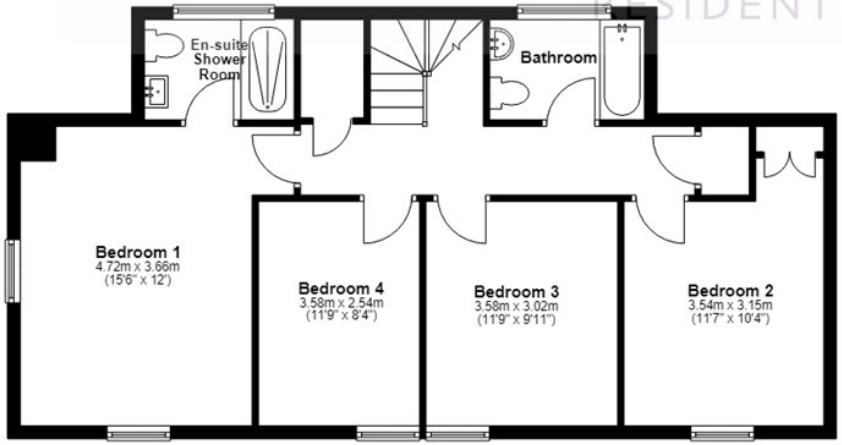
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



First Floor

Approx. 73.9 sq. metres (795.9 sq. feet)



Total area: approx. 175.8 sq. metres (1892.5 sq. feet)

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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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given. Plan produced using PlanUp.

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