



debbie fortune
ESTATE AGENTS



Byways

21 Wrington Lane, Congresbury



Byways, 21 Wrington Lane, Congresbury, BS49 5BQ £650,000

A hugely versatile and superb presented four bedroom detached dormer bungalow occupying a gently elevated position, and set in beautiful mature grounds with ample off street parking and garage/workshop.

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

Travelling from the offices of Debbie Fortune Estate Agents, proceed in the Direction of Backwell & Bristol on the A370 Bristol Road proceeding straight on at the traffic lights on the Smallway. Once you have passed Tesco express on the right take the next right hand turn onto Kent Road and then immediately left onto Wrington Lane, proceed along the lane and Byways can be found a little way along the road on the left hand side. What3words:///purest.micro.remarking

PROPERTY INFORMATION

Tenure - Freehold
Council tax band - F
EPC rating - D

- Beautifully positioned detached chalet bungalow
- Four Bedrooms
- Exceptional landscaped rear garden
- Large single garage plus generous off street parking
- Flexible ground floor accommodation with two reception rooms plus study
- Wonderful position close to amenities and countryside walks



DESCRIPTION

Byways is an incredibly spacious, and remarkably private home that has been thoughtfully extended to offer excellent family sized accommodation, in a lovely quiet position in the village of Congresbury. The property is approached by a gently sloping private driveway which leads to a generous parking area and a garage with workshop. To the front of the house is a lovely sun room that not only provides access to the property but is also a wonderful space to sit and enjoy the light filled south facing aspect over the front garden.

Entering the property you arrive at a good sized reception hallway with stairs rising to the first floor. On the ground floor there is useful store cupboard currently used to house the washing machine and dryer. To the front of the house is a homely dual aspect sitting room with a woodburning stove and chic modern fire surround. The sitting room is showered with natural light from the south and west windows and is a peaceful room to recline in the evening. Beyond the sitting room is a formal dining room with a full length double window and to the west elevation.

To the rear of the house is the modernised and reconfigured kitchen which has a superb outlook over the glorious landscaped rear garden. Fitted with a substantial range of high gloss wall and base units, complemented by a contrasting white earthstone counter top. There are numerous quality fitted appliances including twin eye levels ovens, Neff gas hob with an ultra-modern extractor hood over, dishwasher and one and a half sinks. A well positioned small breakfast bar provides the perfect space for informal dining or simply enjoying a cuppa whilst watching the birdlife in the garden. There is a beautiful porcelain tiled splashback, a recently fitted gas boiler and flagstone effect flooring. An external provides access to the rear garden.

To the rear and side of the house are two ground floor bedrooms including a spacious master bedroom that has a good number of fitted wardrobes and a light and airy dual aspect. The other double bedroom has French doors to the rear garden and is currently used as a second sitting room. Also on the ground floor is the stylish family bathroom which is fitted with a contemporary white suite, with fully tiled splashbacks, smart geometric tiled floor and shower over the bath. Finally, there is an incredibly useful home office, ideal for those who work from home or require a quiet space to retire to.

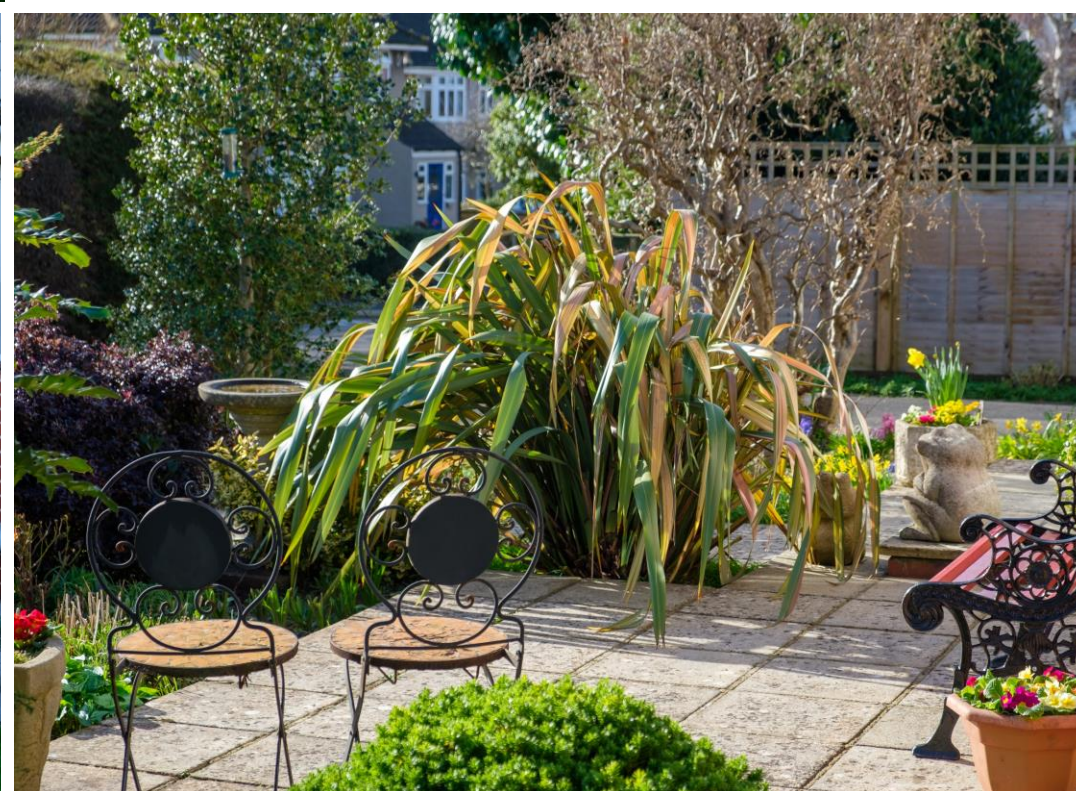
Moving onto the first floor there are a further two excellent sized double bedrooms with shower cubicles and a vanity sink as well as cupboards and access to eaves storage. Both the bedrooms have a large window to the rear with views over the garden towards Cadbury Hill, with smaller Velux windows to the front. On the landing between the two bedrooms is a useful toilet with vanity sink unit.

Outside, the garden at Byways is truly beautiful, enjoying a high degree of privacy, the garden has been meticulously landscaped to provide discrete seating areas, with colourful flower borders and established flora and fauna throughout. A stunning spacious patio area splits the lawn with a pathway leading through to a water feature. To one side of the garden is a sheltered Japanese inspired Zen area whilst to the other there is a brick paved patio for a swing chair and a cool outside room. To the rear of the property there is a handy workshop and shed.

As previously mentioned there is a good sized garage with workshop space and generous off street parking to both sides and the front of the property.

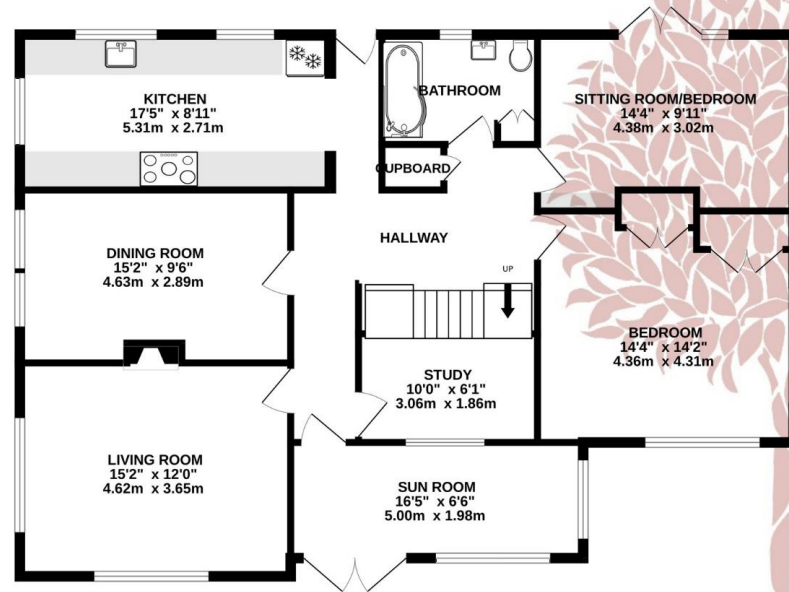
We have noticed... Byways occupies such a lovely discrete position in the village, surrounded by lovely gardens the house is versatile, spacious, and incredibly light and airy.



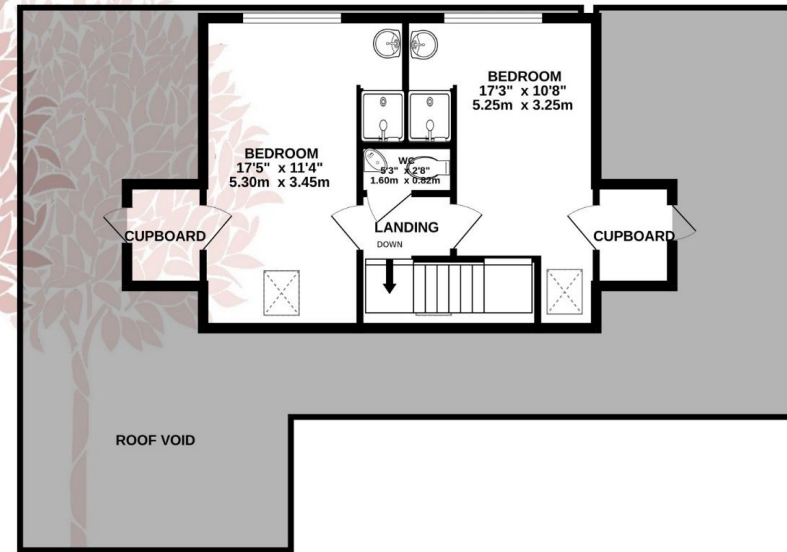


Floorplan

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1727sq.ft. (160.4 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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