



debbie fortune
ESTATE AGENTS



Ivy Cottage

Congresbury



Ivy Cottage, 43 Brinsea Road, Congresbury, BS49 5JQ £485,000

- Charming traditional chocolate box cottage
- Prime central village location
- Large tandem garage/workshop
- Beautiful established garden
- Packed with character and features throughout
- Two double bedrooms/two reception rooms

A beautiful chocolate box cottage, reputed to be one of the oldest in the village, that has been fully renovated to an impeccable standard in recent years to create what is now a wonderfully atmospheric and character packed home.

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 the offices of Debbie Fortune Estate agents continue into the direction of the village passing The Plough public house on your left-hand side. Opposite the shops you will find Ivy Cottage where you can park in front of the garage. Alternatively park on the shopping precinct car park and cross the road.



DESCRIPTION

A beautiful chocolate box cottage, reputed to be one of the oldest in the village, that has been fully renovated to an impeccable standard in recent years to create what is now a wonderfully atmospheric and character packed home.

Ivy Cottage is a gorgeous stone build detached cottage that sits behind an attractive stone wall in the middle of Congresbury. Subject to a sympathetic restoration project by our current owners over the past decade, it is now a most appealing character home finished with the finest attention to detail.

Approaching the property through an arched timber door that leads you into the stunning cottage garden, you get an immediate sense of how much love and care has gone into to this much cherished property. The beautiful flower packed garden with its abundance of mature trees (including an apple tree and magnolia tree), shrubs and borders, with a super al-fresco dining terrace and pretty stone pathways give a wonderful impression.

Entering the cottage through the handy storm porch, you continue into a superb reception dining room, which features a handsome stone inglenook with cast iron wood burner, and attractive Oak staircase that rises to the first floor. All the woodwork, which includes the doors, skirting and architraves have been waxed to add practicality and a rich traditional feel and contrasts superbly with stylish natural stone floor. Off the dining/hallway a door leads through to a sweet home office or a room which would also make a perfect wine store.

The sitting room is another immensely attractive room with a cosy and warm ambience. Taking centre stage is a cast iron woodburning stove that acts as a lovely focal point with its Oak overmantel, as well as a fitted bookcase.

To the opposite side of the dining/hallway lies the kitchen, another traditional affair with cream shaker style units, complete with integrated appliances and modern range cooker (gas top, electric ovens), with a dishwasher, microwave and fridge freezer built in.

The kitchen units are complimented by an attractive stone effect splashback and the stylish natural stone floor that continues from the dining room, and uniforms the two rooms perfectly.

Completing the ground floor accommodation are two luxurious family bathrooms, one with shower and the other with stylish roll top bath.

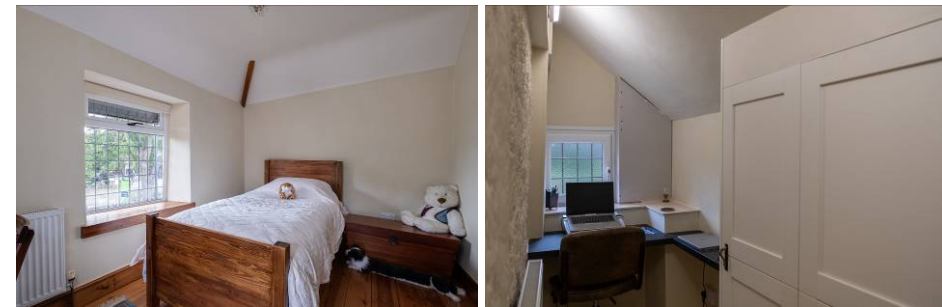
On the first floor are the two double bedrooms (one with built in wardrobes), both packed with character and with light and airy vaulted ceilings and one with south facing windows.

As previously mentioned, the south facing garden is an absolute delight and a has lovely sunny aspect. To the rear is a stone-faced tandem double car garage which benefits from a new roof and electric up and over door. There is also a separate power source that could potentially accommodate the installation of a charging point for an electric car if desired.

EPC rating D

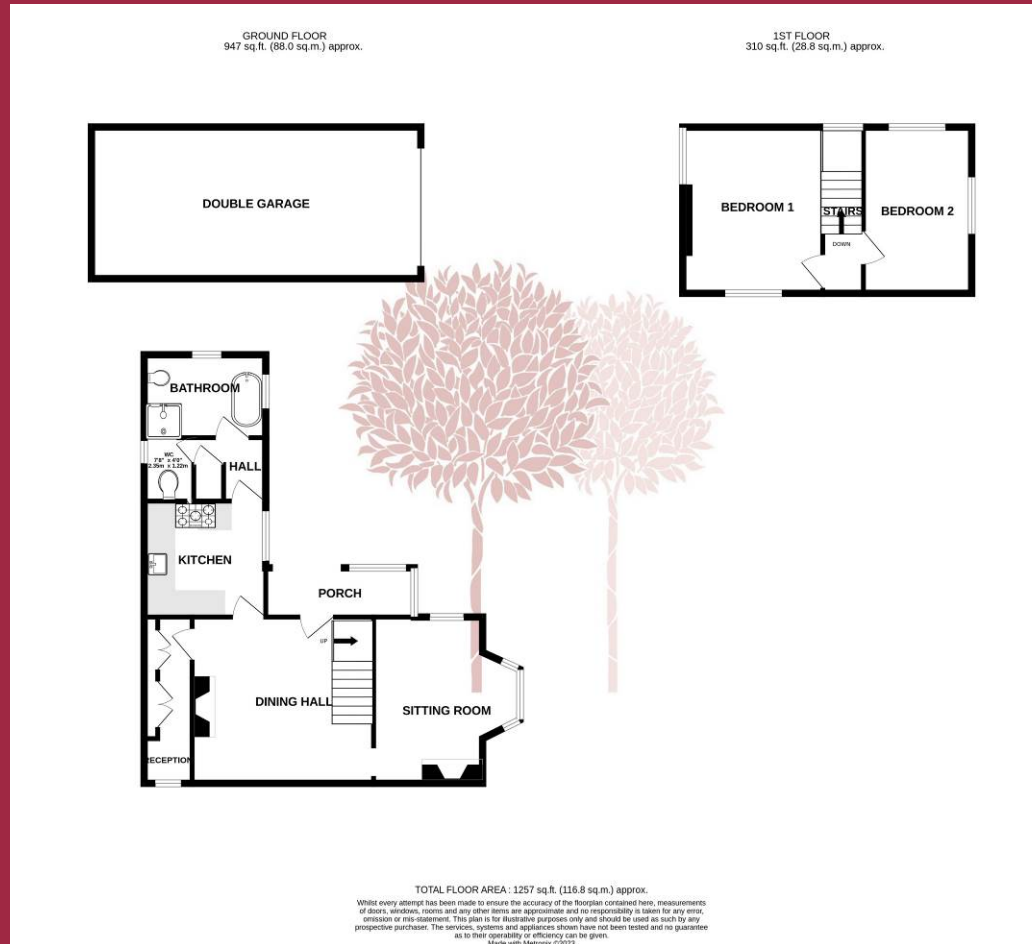
Our vendor says... We have enjoyed living in this lovely cottage over the past 10 years, while renovating it to a high standard, designed to retain its character. It is a warm and comfortable home; we have many happy memories of our time

We have noticed... This beautiful character cottage is not only packed with features and charm but also has a stunning south facing garden and a garage, a rare commodity for a several centuries old family house. A truly delightful home.





Floorplan



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