

8 Brinsea Road Congresbury BS49 5JF

£525,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 2000.00 sq ft
 Bedrooms 5	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas central heating
 Parking Off street	 Outside Front and rear
 EPC Rating D	 Council Tax Band G
 Construction Traditional	 Tenure Freehold

Substantial double-fronted Victorian detached home, offered to the market with no onward chain and providing 2,000 sq ft of versatile accommodation - Greystones is an attractive stone-built period residence, enjoying a generous five-bedroom layout offering endless potential. This former farmhouse provides a fantastic opportunity to create a welcoming family home that boasts an ideal position in the heart of Congresbury village. The ground floor is accessed via a welcoming entrance hall with Victorian style patterned tiled flooring, setting the tone for the period charm found throughout. To the front, there are two impressive bay fronted reception rooms, both enjoying generous proportions and excellent natural light. The sitting room provides a comfortable principal reception space, while the dining room offers an ideal setting for family occasions or entertaining. To the rear, the layout opens into a sociable kitchen and breakfast arrangement, with the kitchen fitted with a range of wall and base cabinets and positioned close to the breakfast room, creating a practical everyday living space. A useful boot room, utility room and cloakroom WC add further practicality to the ground floor. To the first floor, the property continues to impress with five bedrooms arranged around a central landing, together with a family bathroom and Jack and Jill en-suite facility serving two of the bedrooms. The principal bedroom is a generous room with fitted wardrobe storage, while the remaining bedrooms offer excellent flexibility for children, guests, home working or continued rental use if desired.

Externally, Greystones enjoys a good-sized plot with garden and parking facilities that complement the scale of the house. The garden is arranged with areas laid to lawn and stone, creating a manageable yet appealing outdoor space suitable for seating, children's play or further landscaping. The stone-built elevations give the property a strong sense of character and presence, while the outside space provides scope for buyers to enjoy as it is or enhance further over time. Further benefits include off-street parking available for numerous vehicles to the side of the property.

Brinsea Road is a well-regarded position within Congresbury, a popular North Somerset village offering a strong sense of community and a wide range of everyday amenities. The village provides shops, cafes, public houses, a doctors' surgery, pharmacy and primary schooling, while nearby Yatton offers a mainline railway station with regular services towards Bristol, Bath and London Paddington. The surrounding countryside, Congresbury Yeo and nearby Strawberry Line offer excellent opportunities for walking and cycling, while Clevedon, Weston-super-Mare and Bristol are all within reach. Road links via the A370 and M5 motorway network provide further convenience for commuters. Offered with no onward chain, Greystones represents a rare opportunity to acquire a substantial Victorian detached home with character, flexible accommodation, parking and garden space in a highly convenient village location.







Charming home ideally situated in the heart 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 and situated within the village conservation zone

UTILITIES

Mains electric

Mains gas

Mains water

Mains drainage

HEATING

Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 180 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



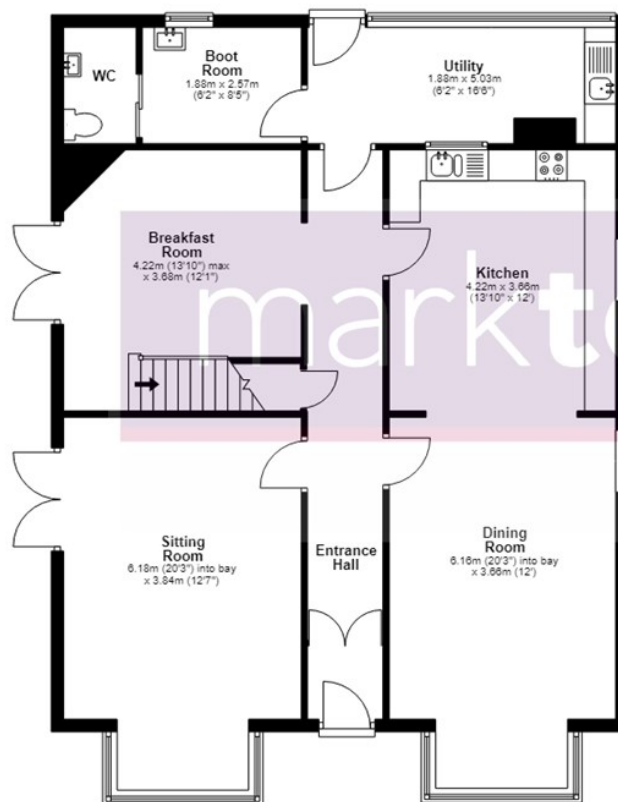
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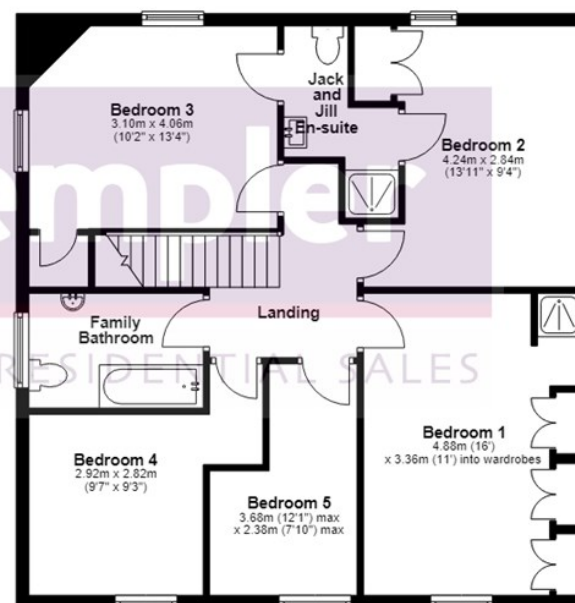
Ground Floor

Approx. 104.3 sq. metres (1123.1 sq. feet)



First Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

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.
Plan produced using PlanUp.