





# Middle Barn, Station Road

Congresbury, Bristol

Spacious and tastefully presented barn conversion set in the heart of a popular village. Beautifully maintained and updated it offers generous family accommodation along with a mature landscaped stunning rear garden.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All mains services

- Spacious detached barn conversion tucked away in Congresbury
- Approx 2,494sq ft of flexible accommodation
- Set in generous gardens, total plot approximately 0.23 acres
- Sitting/dining room with woodburning stove
- Stunning recently refurbished kitchen/breakfast room
- 4/5 bedrooms/2 bathrooms
- Ample off-street parking
- Beautiful gardens
- Within catchment of well regarded Primary and Secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)











## Middle Barn, Station Road

Congresbury, Bristol

Middle Barn is a spacious and tastefully presented barn conversion set in the heart of the popular village of Congresbury. One of five barns converted in the late 1970's along with the original farmhouse, which makes up the small enclave of properties at Church Farm. It has been beautifully maintained and recently extended and now offers a fantastic 2,494 sq ft of flexible family accommodation.

Four generously sized bedrooms are complemented by a spacious ground floor, offering free-flowing and flexible reception rooms — including a magnificent new kitchen/dining room. Set within a mature, landscaped garden approaching 0.25 acres, and with ample off-street parking, this is a rare opportunity, as properties in Church Farm seldom come to market.

The front door leads into the welcoming hallway, with practical and stylish Travertine flooring. To the left is a generous utility/boot room with plenty of space for coats and shoes, space for a washing machine and tumble dryer and direct access to the garden making it perfect for muddy boots or pets.

To the right, there is a practical study which could should the new owner wish easily be adapted to be a snug/playroom or even a fifth bedroom. A downstairs cloakroom is adjacent to it.

Continuing ahead, you come to the impressive double width sitting/dining room with a stone fireplace housing a woodburning stove. This beautiful room is perfect for entertaining or a gathering and has plenty of space for a large dining table.

Following through, you come to the kitchen/breakfast room, which has recently been subject to an impressive extension and complete refurbishment. Attractive stone floor tiles with underfloor heating runs throughout.

The kitchen area is fully fitted with two tone grey units and contrasting quartz worktops with a wonderful island with breakfast seating as its centrepiece. Integrated NEFF appliances include an induction hob, with down draft extractor, an eye level hide and slide oven together with









a multi-function microwave and warming drawer and dishwasher. There is also a magnificent walk-in larder and space for an American style fridge freezer. At the far end of the kitchen, there's ample space for a large dining table in a light-filled, airy setting. A stunning roof lantern and bifold doors flood the space with natural light and open out to a dining terrace – the perfect spot for summer barbecues and relaxed indoor-outdoor living.

Upstairs there are four good sized bedrooms. The stunning principal suite has a spacious bedroom, walk-in dressing room and a stylish, contemporary ensuite shower room. The 3 further bedrooms all have fitted wardrobes and are served by a family bathroom with shower-over bath.

### **Outside**

The gardens are truly delightful and have been lovingly created and tended by the present owners. The rear garden has a delightful rural outlook with views over the surrounding agricultural land. It is a beautiful place to sit and enjoy and has a variety of seating areas including covered terrace and decked area.

A wooden pergola walkway leads you down the garden to the lawn, where there are beautiful mature borders are complimented by specimen trees including redwood, Horn Beam and silver birch. There is also a summer house, shed and wood/log store.

An arched gate leads you through to the parking area and round to the front of the property.





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Congresbury, Bristol

## Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)

Agent's note – the shared driveway maintenance is the responsibility of the residents and shared between the 7 homeowners.

**Directions** – from Robin King Estate Agents office in Congresbury, turn left on to the A370, continue past Holders Garage, then turn immediately left, then right into Church Farm. The property will be found straight ahead of you. **SERVICES** – all mains services



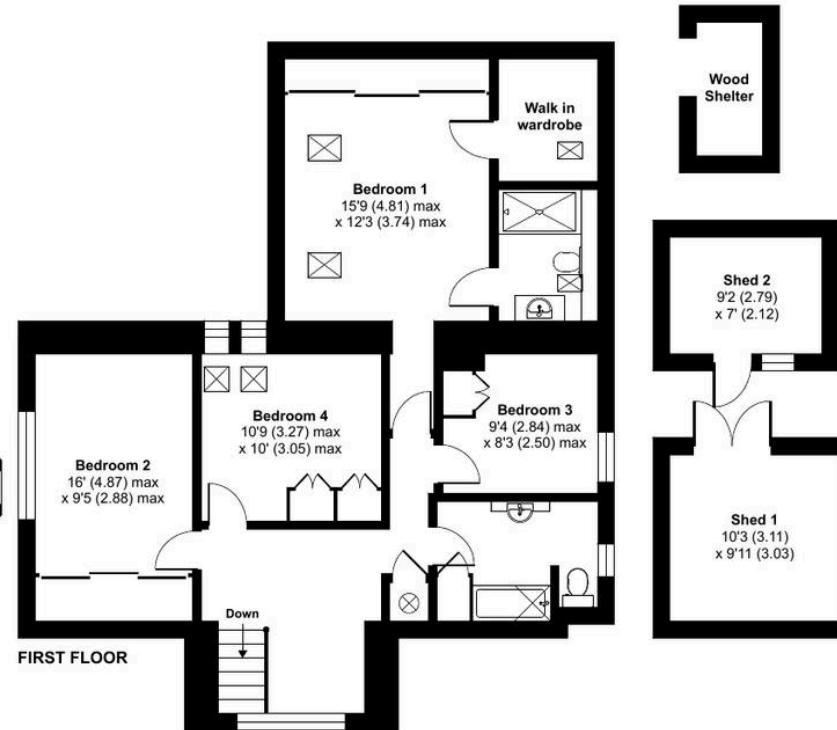
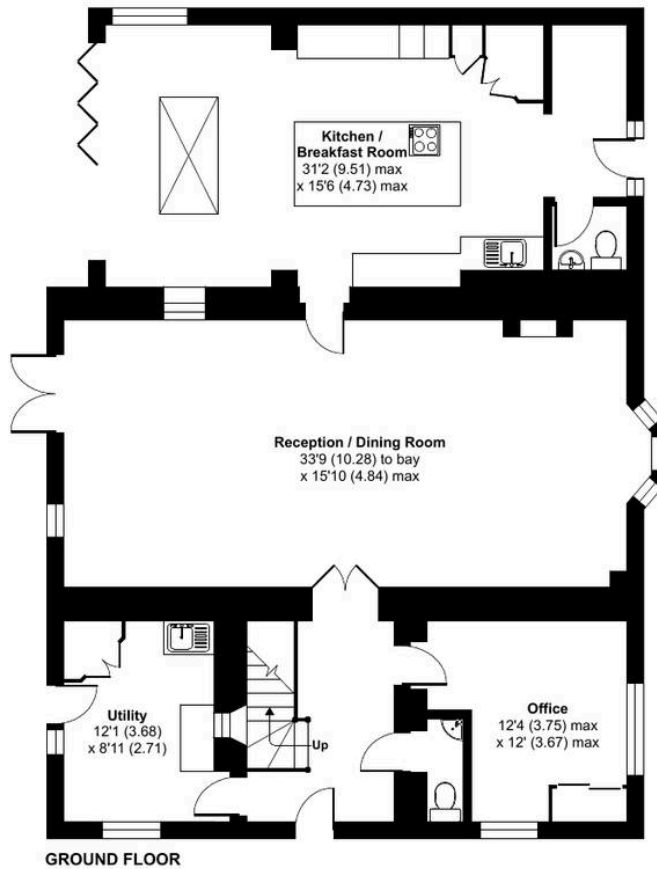
# Station Road, Congresbury, Bristol, BS49

Approximate Area = 2494 sq ft / 231.7 sq m

Outbuildings = 197 sq ft / 18.2 sq m

Total = 2691 sq ft / 250 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1342097

## Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.