



Firbank, 2 Wrington Road

Congresbury, Bristol

A deceptively spacious 4-bedroom detached family home with generous living accommodation, single garage, driveway parking and garden in a popular Somerset village with good amenities and convenient access to Bristol and beyond.

All mains services

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

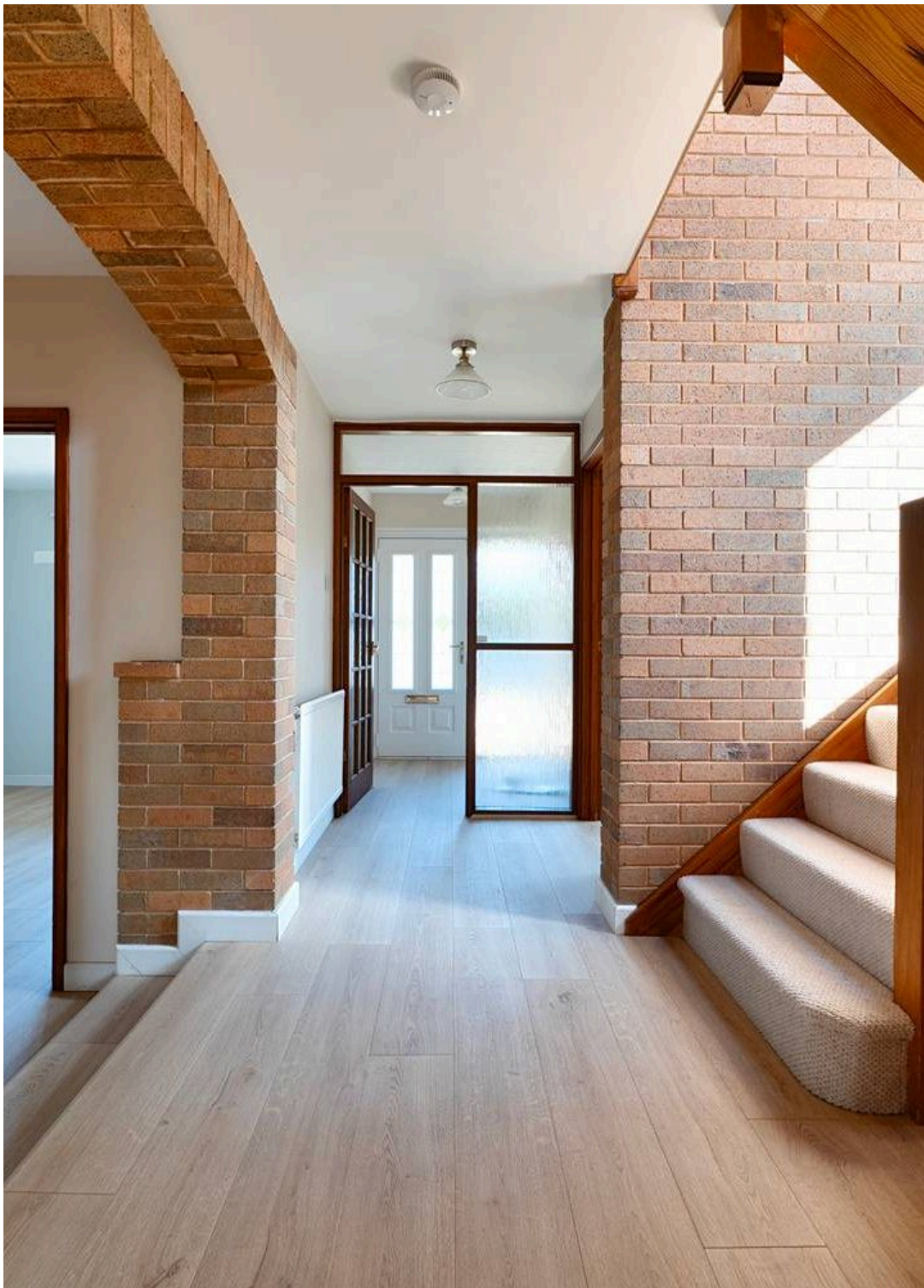
EPC Environmental Impact Rating: D

- Approx 2,903 Sq Ft (inc. Garage And Storage) Of Flexible Accommodation
- Superb Kitchen/Breakfast Room With Aga
- Spacious Sitting Room With Lovely Aspect Over The Garden
- 3 Further Versatile Reception Rooms
- 4 Bedrooms and 2 Bathrooms (1 En-Suite)
- Popular Village With Good Amenities
- Within Catchment For Well Regarded Churchill Academy & Sixth Form
- Large And Private Garden
- Single Garage And Driveway Parking
- Easy Access To Bristol Airport, M5 And Mainline Railway Services (London From 112 Mins)

All distances/times approx.







Firbank, 2 Wrigton Road

A generously proportioned family home, Firbank is characterised by multiple bright, dual-aspect rooms with a distinct Scandinavian feel. Offering four well-sized bedrooms, two bathrooms and a good-sized garden, it sits in the popular village of Congresbury, which provides excellent local amenities, schooling and strong connectivity both regionally and nationally.

A welcoming front door opens into a wide hallway with space for coats and shoes. Practical quickstep laminate flooring runs seamlessly throughout the ground floor, lending a sense of continuity to the well-presented home. Immediately to the left is the first reception room – ideal as a home office, it benefits from a dual aspect and fibre internet connectivity. At the end of the hallway lies the final reception room, perfectly suited as a snug or children's playroom. This room could be combined with the adjoining cloakroom to create a ground-floor bedroom suite for guests or a dependent relative if required.

Two shallow steps lead from the hall into the generous sitting room, which features a brick hearth and open fireplace. Patio doors open onto a wide terrace and the garden beyond. Opposite sits the dining room, and between the two lies the spacious kitchen/breakfast room. With ample space for a large breakfast table and a charming window seat overlooking the garden, this welcoming room forms the heart of the home—ideal for family dining, entertaining or simply relaxing.

Alongside the two-oven gas Aga, the kitchen offers a good range of units, complemented by a sizeable pantry. There is a double sink, plus space for a dishwasher and under-counter fridge. A wooden stable door leads to the tiled utility/boot room, with provision for a washing machine, a large fridge/freezer and direct garden access.

Upstairs, the first-floor accommodation is arranged around an exceptionally spacious central landing, complete with a useful linen cupboard. Natural light pours in through a Velux window above the stairwell.



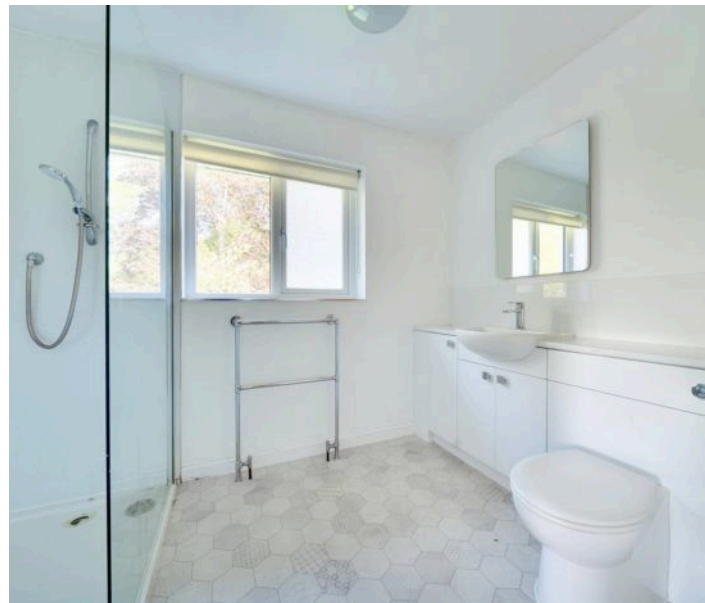
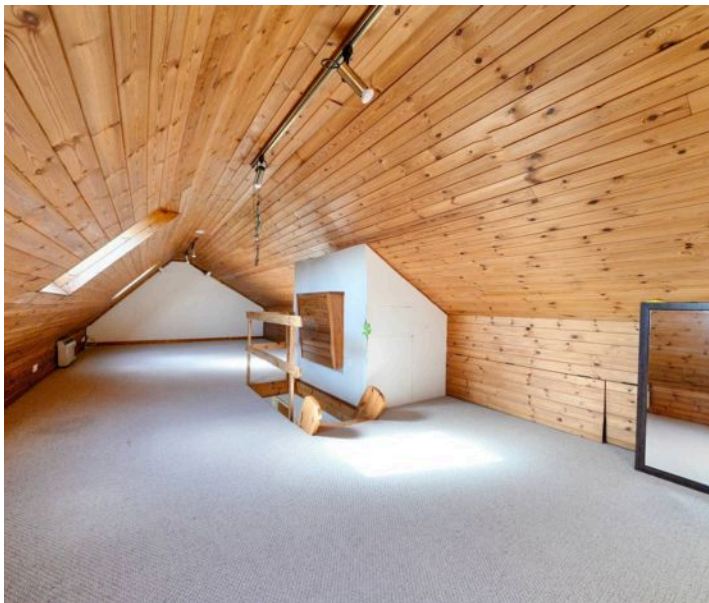


The principal bedroom features a wall of fitted cupboards with sliding doors, and benefits from an en-suite contemporary shower room. Jack and Jill doors allow access either from the bedroom or the landing, providing flexibility. Two further double bedrooms and a single bedroom are served by a large family bathroom with a curved shower enclosure and separate bath.

From the landing, open-tread pine stairs rise to the expansive, light-filled loft room, clad in pine and running the full length of the property. Three Velux windows flood the space with daylight, making it both practical and versatile.

Outside

There is generous off-street parking on the gravelled driveway in addition to a single garage that incorporates useful overhead rafters for storage. A path between the house and detached single garage leads past some raised beds and a greenhouse. To the rear of the garage a door provides access to a workshop/storage area and into the body of the garage itself. The path continues round the far side of the house to the private garden beyond. Not overlooked, it is mainly laid with lawn with some established trees, bushes and shrubs, the garden is a good size and includes a terraced area off the sitting room, ideal for al fresco dining and entertaining.



Firbank, 2 Wrington Road

Congresbury, Bristol

Location

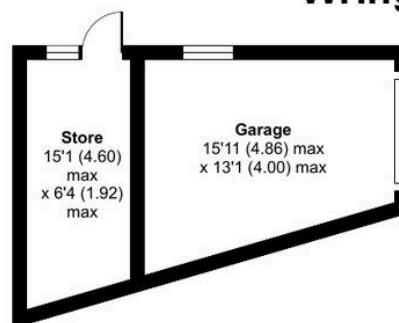
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to 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.

Directions

From our office take the A370 Bristol Road and after 0.6 miles turn right onto Wrington Road, and Firbank is the first on the right.



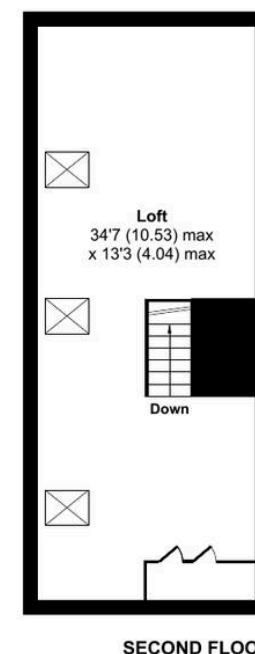
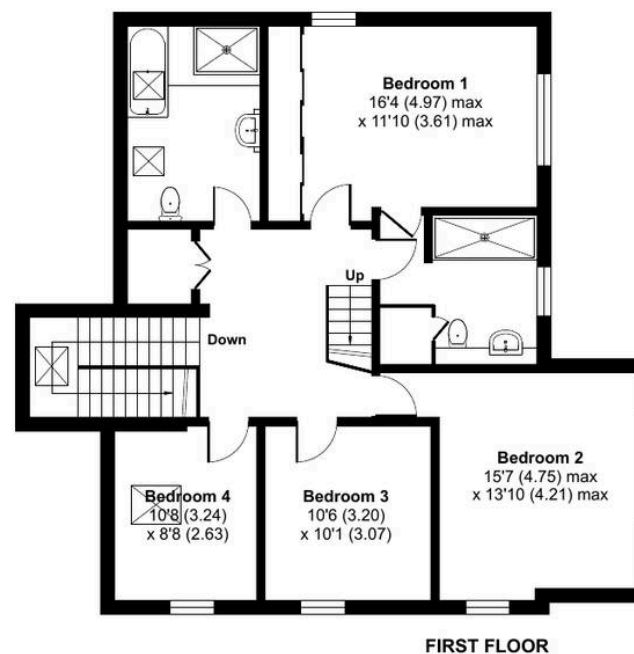
Wrington Road, Congresbury, Bristol, BS49



Approximate Area = 2647 sq ft / 245.9 sq m
Garage = 166 sq ft / 15.4 sq m
Store = 90 sq ft / 8.3 sq m
Total = 2903 sq ft / 269.6 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1361071

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