

estate agents **auctioneers**



Casa Rosado Southlands Way, Congresbury, North Somerset, BS49 5BW

£575,000

A fine and substantial ( 2770 sq ft ) family home in need of basic updating.

- Detached Family Home
- 2770 Sq Ft
- Large Plot
- Four Bedrooms
- Three Floors
- Huge Potential
- No Onward Chain

#### The Property

A Freehold detached family home ( 2770 Sq Ft ) occupying a mature 0.27 acre plot with gated driveway.

Casa Rosado is an outstanding contemporary house built in 2003 by the award winning team "URBANE". They were renowned for their ecological yet practical designs and the materials used in construction of this house have been perfectly sought to be both sustainable and environmentally friendly. The contemporary design is stunning and of a high quality but also suits the modern family who wish to take full advantage of the flexible living space available.

Particular features include oak doors and flooring, chrome and glass balustrade and handrail to staircase. The custom built kitchen has ivory and oak units, wood block oak work surfaces and a built in range cooker with 6 ring gas hob. Throughout the house is a data cable system enabling computers, printers and monitor screens to be linked between rooms. Cable has also been installed for TV and Satellite and there are sockets for telephone and internet. The advanced boiler looks after instant hot water and the central heating. The house is fitted with a zoned alarm system.

The property has a wonderful veranda running the full width of the front of the house with an inner porch leading through to the reception hall. On either side are the magnificent sitting room/dining room and kitchen/breakfast room both benefiting from French doors that lead out onto wooden decking to the front. To the rear is a large utility room with shower room off and a separate larder. A back door leads to the timber store shed at the rear of the property.

On the first floor, French door open from the two front bedrooms and the large landing area onto a fantastic balcony.

Two of the four bedrooms on the first floor have steps to a mezzanine level which provide flexibility for a number of uses including study area. There is a large family bathroom with separate double shower cubicle. Stairs lead from the open landing to a galleried open plan second floor providing huge versatility and can be used as a fifth bedroom with sitting area or playroom.

The property looks due south across the garden with a wood framed double car port with tiled roof.

There are borders of mature plants and trees and the property is accessed from a gated gravel driveway with paths winding around the house allowing easy access.

Other facilities include a water butt, log store, compost bins and storage beneath the property.

There is also a path ramped wheelchair access to the house.

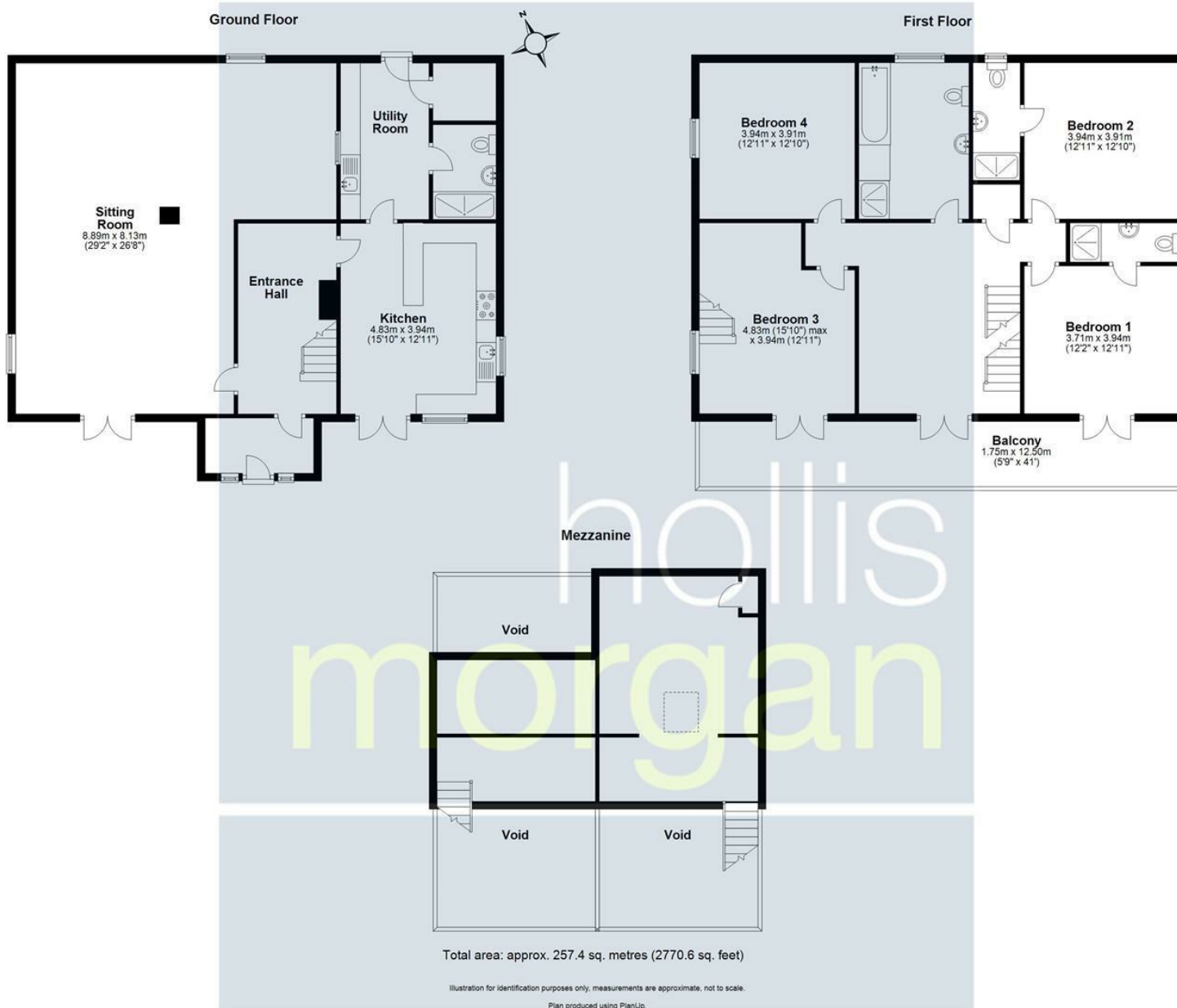
#### Location

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury 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 ( 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.

#### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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