



Russetts, Rickford Rise, Burrington, Bristol, BS40 7AN

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- Spacious Detached Family Home
- Elevated Location with Stunning Views
- Open Plan Kitchen Dining Area
- Sitting Room with Wood Burner
- Cosy Snug or Study
- Main Bedroom with Ensuite
- Three Further Double Bedrooms
- Large Gardens
- Garage and Parking
- Walks on your Doorstep



Stunning views and sunsets in a quiet backwater!

Detached family home situated on a private lane on the edge of Burrington with large mature gardens. The house and garden are set in an elevated position affording far reaching views of the surrounding countryside and across the Severn Estuary to Wales.

Entering into the house via a porch with lots of useful space for coats, shoes and wellies, and from here into the open plan kitchen/dining/family room which is the hub of the home. The stylish kitchen has a good range of cupboards and integral appliances. The room is bright and filled with natural light. There is a useful utility space directly off the kitchen and access to the rear garden. Off from the kitchen is a snug which could be utilised as a study or playroom.

Leading from the kitchen up a few steps is a large sitting room spanning the width of the house with large pictures windows – that view – and a cosy wood burner too.

Upstairs are four bedrooms, the principal of which is a very generous size with dual aspect windows and a shower room adjacent to it. There are three more bedrooms and a family bathroom, together with lots of storage on this level too. Outside gardens surround the house and slopes upwards at the rear – there are areas of planting, lawns and mature trees, together with terraced areas to chill and enjoy the view. There is plenty of parking and a double garage which has a useful gardeners loo too!

Please give us a call to arrange your viewing of this great family home.

Rickford Rise is a small hamlet adjacent to Burrington Combe which is a village set within a gorge to the north side of the Mendip Hills Area of Outstanding Natural Beauty in North Somerset, sitting adjacent to the thriving village of Blagdon. According to legend, Augustus Montague Toplady was inspired to write the hymn Rock of Ages while sheltering under a rock in the Combe.

Riding, walking, fishing and sailing are just a few of many sporting activities offered close-by. In nearby Blagdon village, facilities include a Cricket Club, the requisite Public Houses, a Parish Church, two primary schools – Burrington and Blagdon Primary School, Churchill Academy and Sixth Form which has recently been awarded and 'Outstanding' by Ofsted and also benefits from a modern sports complex.

The village is perfectly placed for commuting to both Bristol and Bath and railway stations at Bristol Temple Meads and Bath Spa provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

ROOM DIMENSIONS

Ground Floor

PORCH 8'8" x 4'6"

KITCHEN/FAMILY/BREAKFAST ROOM 32'1" x 15'6"

SNUG 7'5" x 9'4"

SITTING ROOM 28'2" x 16'8"

UTILITY 8'8" x 4'6"

First Floor

LANDING 23'9" x 7'6"

BEDROOM 13'7" x 18'9"

SHOWER ROOM 3'8" x 7'0"

BEDROOM 10'8" x 7'3"

BEDROOM 11'4" x 8'6"

BEDROOM 11'2" x 11'0"

BATHROOM 6'0" x 8'2"

Outside

DOUBLE GARAGE 13'7" x 18'9"

LOO (in garage) 2'6" x 3'4"



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1965sq.ft. (182.6 sq.m.) approx.

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.
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