



6 Council Houses, Burrington Coombe, Burrington, Bristol, BS40

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- Semi-Detached Family House
- Open Plan Kitchen and Dining Area
- Spacious Sitting Room with Log Burner
- Entrance Hall with Plenty of Storage
- Principal Bedroom with En-suite
- Two Further Doubles
- Family Bathroom Plus Downstairs Loo
- Large Garden with Garden Rooms and Storage
- Extensive Off-Road Parking with Double Timber Gates



GREAT FAMILY HOME IN AN IDYLIC LOCATION!

This flexible spacious family home is located at the bottom of Burrington Combe in an area of Outstanding Natural Beauty.

This home is stylish, light and spacious and has a large and welcoming entrance hall with wooden flooring which welcomes you in. The kitchen/breakfast room and sitting room flow really well from this space.

The recently fitted Wren country style kitchen provides plenty of storage and there is a large dining space which is ideal for entertaining with family and friends. The kitchen has been recently fitted with underfloor heating and French doors provide access to the side of the property.

The sitting room has wooden flooring and a feature fireplace with a wood burner, a large window overlooking the front garden and French doors to the rear. Upstairs the principal bedroom has an ensuite and large wardrobe recess, together with a stylish en-suite. There are two further double bedrooms which share the family bathroom. There are two separate attractive outbuildings - providing lots of flexibility - with wood cladding, power and light. One of these is currently utilised as a gym/garden room, and a second is used as utility room and workshop (with loft storage above). There is also further secure building currently used for storing bicycles.

The sunny gardens to the rear are mostly laid to lawn with mature borders and to the front is parking for multiple vehicles on the drive.

This property has so much to offer – do give us a call to arrange your viewing!

ABOUT THE VILLAGE 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.





ROOM DIMENSIONS

Ground floor

SITTING ROOM 15'9" x 19'0"

KITCHEN/BREAKFAST ROOM 11'3" x 19'0"

ENTRANCE HALL 8'2" x 19'0"

CLOAKROOM 4'9" x 3'5"

First floor

BEDROOM 11'3" x 10'4"

BEDROOM 11'3" x 8'8"

BEDROOM 13'9" x 19'0"

EN-SUITE 5'4" x 7'7"

BATHROOM 8'8" x 6'10"

Outside

GYM/GARDEN ROOM 12'7" x 20'0"

STORAGE/SUMMER ROOM 10'6" x 13'5"

WORKSHOP 10'6" x 11'3"

STORE 7'7" x 13'4"



TOTAL FLOOR AREA: 1860 sq.ft. (172.8 sq.m.) approx.

While 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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