



Rose Cottage
The Village, Burrington, North Somerset, BS40 7AA

ROSE COTTAGE, THE VILLAGE, BURRINGTON, NORTH SOMERSET, BS40 7AA

A charming 3-4 bedroom village home nestled in the heart of the sought after and extremely picturesque village of Burrington, offering magnificent free-flowing ground floor space, far reaching views together with easy access to Bristol and beyond

Approx 2718 Sq Ft Accommodation • 3/4 Bedrooms • Superb Free-Flowing Reception Rooms • Stunning Private Gardens With Wildlife Pond And Kitchen Garden • Far-Reaching Views Of Surrounding Countryside • Potential For Dual Occupation • Ample Courtyard Parking • Well Regarded Village Primary School • Yatton Station Within 7.7 Miles For Mainline Railway Services – Paddington From 114 Mins • Access To M5 Within 9.0 Miles At Jct 21 St George's • Central Bristol 12.9 Miles (All Approx) • Bristol Airport 5.0 Miles • No Onward Chain

Set on a plot in excess of 0.5 acres in an area of outstanding natural beauty, Rose Cottage is tucked away down a no-through lane in the lovely village of Burrington. With a picturesque 13th century church, village school and direct access to The Mendip Hills this really is a country lovers paradise.

Rose Cottage is the perfect marriage of old and new. An orangery connects the original cottage providing timeless cosy accommodation, with a more recent conversion of an attached barn with bright airy rooms and modern features such as underfloor heating supplied by a ground heat source pump.

Another outstanding feature of this property is its delightfully secluded landscaped gardens.

An elegant front door leads straight into an extremely spacious reception hall/orangery with beautiful tiling and underfloor heating. With windows to the front and back, French doors to the garden and a roof lantern this area is flooded with light and provides an exceptionally attractive welcome to the property. Heading left is another capacious similarly styled reception room overlooking the garden and paved dining terrace, providing an ideal setting for gatherings and al fresco dining. The two rooms together provide a magnificent space for entertaining.





Perfectly complementing these is an additional room overlooking the garden which could be used as a games room/bedroom 4, a downstairs shower room, and a fabulous sitting/music room. A conversion of a former barn outbuilding this room has a real “wow” factor with a double height beamed ceiling, beautiful original lintels, a picture window with village views and solid oak flooring with underfloor heating.

Transitioning to the older section of the cottage, a breakfast room featuring quarry-tiled flooring opens to a spacious farmhouse-style kitchen. This central hub of the home showcases handcrafted cabinetry, a Rayburn range, a double oven, space for a dishwasher, and an induction hob. An adjacent laundry/shower room adds practicality, offering space for laundry appliances and extra storage.

A door from the kitchen leads to the dining room to the rear which is a lovely bright and airy room with a recessed window and doorway with access to the drive.

The ground floor accommodation is completed with a cosy sitting room. This room is packed full of character emanating from a traditional beamed ceiling, attractive minster-style stone fireplace with wood burner and lovely bay window with fantastic views of the garden.

Moving upstairs one immediately senses the tranquil ambiance of the property within the two spacious double bedrooms boasting picturesque rural and village vistas. Additionally, this floor has a corridor of fitted wardrobes leading at the end to an airy, spacious family bathroom with bath, separate shower, storage and a lovely view of the garden. A further double bedroom, adorned with beamed ceilings, on the third floor, captures sweeping views of the Mendip Hills. This room also offers fitted cupboards, bookshelves, and an appealing window seat.

Outside – the external spaces of Rose Cottage are truly exceptional. Bordered by stone walls, the long lawn is beautifully framed with borders adorned by a rich variety of mature shrubs, perennials, and trees, creating a sanctuary for wildlife and ensuring the owner's privacy.





Winding pathways crisscross the garden, leading to hidden gems such as a charming newt-inhabited pond, a functional "working area" with a shed, bonfire zone, and compost bins, as well as an ample kitchen garden complete with raised beds, a greenhouse, and fruit cages.

At the front of the property lies a small walled garden and two inviting courtyard-style gravel parking areas, adorned with bay trees, wisteria, and lavender bushes, with space to accommodate several cars. Modern conveniences comprise of an electric car charging point and solar panels owned by the cottage.

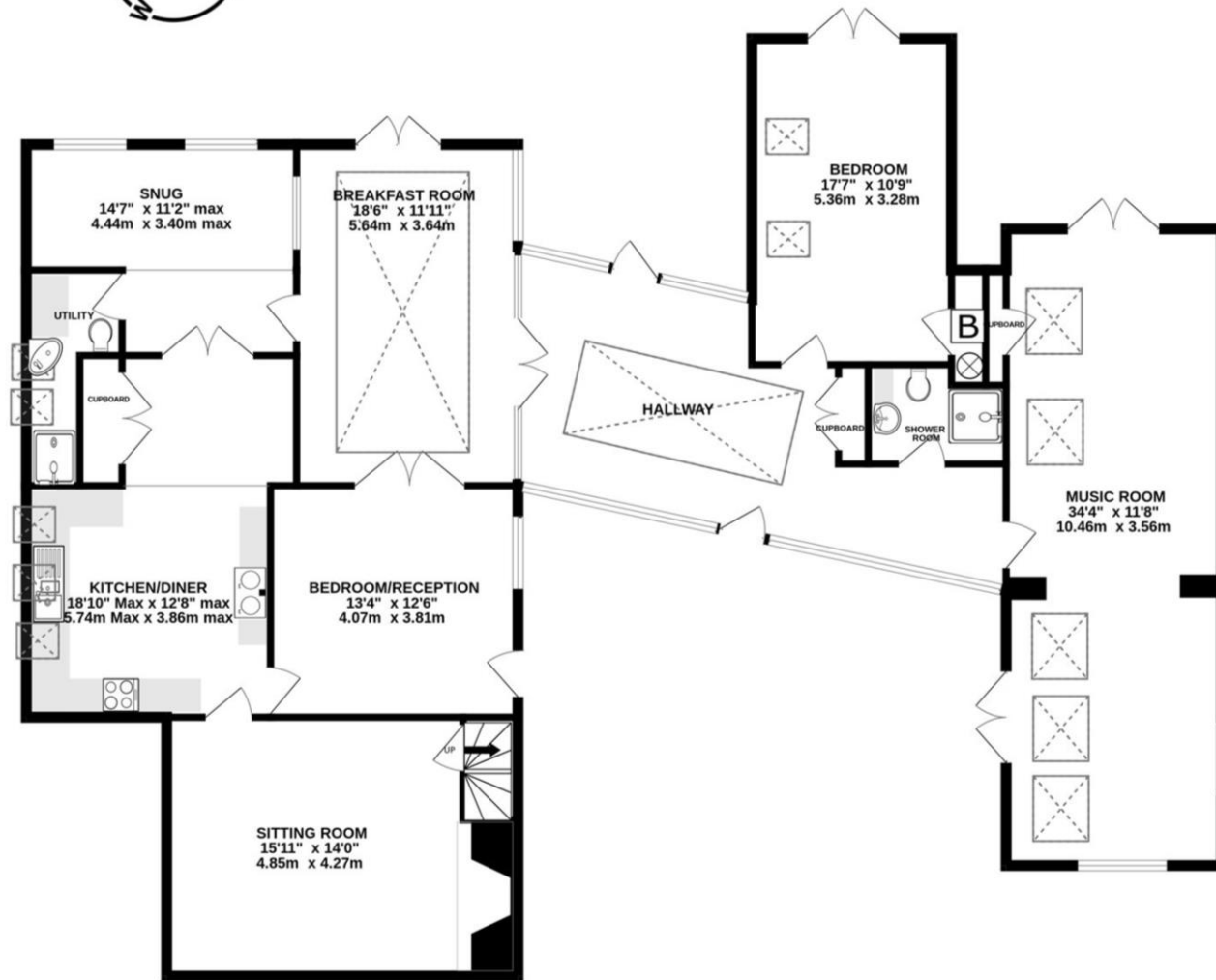
Location - The popular and convenient village of Burrington offers a primary school, church and social facilities with a more comprehensive range of shops available at the nearby villages of Churchill and Wrington. There is a large, modern medical practice in the village and a handy petrol station and supermarket close by. Secondary schooling is situated in Churchill, Sidcot and Wells. Bristol International Airport is within 5.0 miles, and central Bristol 13 miles (all approx.). There is access to the M5 within 9.0 miles (Jct 21 St George's) and mainline railway services within 7.7 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.



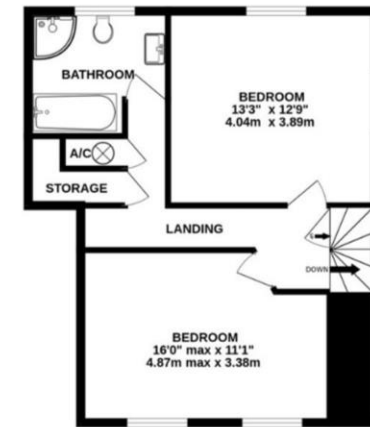




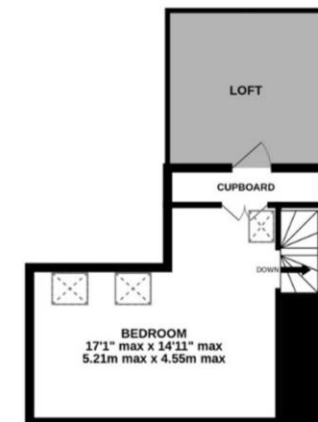
GROUND FLOOR
1966 sq.ft. (182.7 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 2718 sq.ft. (252.5 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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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the B3133 through Congresbury and on towards Langford. At the mini roundabout take the 2nd exit onto the B3133, passing the petrol station on the left. Turn right onto the A38 Bridgwater Road and then take the first left onto Says Lane and continue to the end. Turn left onto A368 Bath Road and continue for approx.1.3 miles, then turn right onto Fry’s Lane. After 0.2 miles turn left onto Rickford Lane and continue towards the school on the right hand side. Look for the “No Through Road” sign in the left-hand corner, and follow this road, which bears around to the left. Rose Cottage driveway is on the right and the property is located on the left.

SERVICES – Mains Electricity, Oil, Mains Water, Septic Tank

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - E £2,446.98 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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