



The Old Dairy
Coxs Green, Wrington, Bristol, BS40 5QU

Robin King | Estate Agents

THE OLD DAIRY, COXS GREEN, WRINGTON, BRISTOL, BS40 5QU

A two double bedroom detached barn conversion, idyllically located on a country lane on the outskirts of the popular village of Wrington with off-street parking, far reaching views and easy access to Bristol and beyond.

Approx 1,046 sq ft of accommodation • Beautiful views • Superb detached home • Close to village primary school • Within walking distance of most village amenities • Open-plan living space • En-suites to all bedrooms • Built in wardrobes fitted in all bedrooms • Off street parking • Enclosed rear garden • Easy access to Bristol Airport, M5 and mainline services at Yatton to London Paddington • NO ONWARD CHAIN

The Old Dairy dates back to the early 1900's and offers a beautifully converted barn situated on a country lane on the outskirts of Wrington. With spectacular views from nearly every window this stunning and spacious property with contemporary styling is beautifully maintained and offers all the convenience of modern-day living.

Entering through the wooden double glazed front door you come into the kitchen/dining room which is a bright spacious open plan area. The kitchen fitted with stylish contemporary units has an integrated hob, oven, dishwasher, washer dryer and full height fridge/freezer. Large, shuttered windows with panoramic views to the surrounding countryside are a sophisticated added feature.

The kitchen/dining room opens through to the spacious open plan sitting room. Double patio doors opening out into a gravelled courtyard garden and another generous window, ensure that this space is flooded with natural light. A cloakroom, storage cupboard and the stairs leading to the bedrooms above completes the ground floor accommodation.

To the first floor, the property has two well proportioned airy bedrooms both with their own en-suite bathroom and large built-in wardrobes. To the left bedroom number one has magnificent views across to Barleywood and also overlooks the enclosed rear courtyard and garden. To the right bedroom number two has views across to the Mendips. There is also an additional storage cupboard on the landing.





Outside – To the front, the property has off-street parking laid with gravel. Immediately to the back of the property is a gravelled courtyard which provides the perfect outside seating area for entertaining or al fresco dining. At the end of the courtyard a gate leads through the second fully enclosed garden area with attractive beech and Pyracanthas hedging which is mainly laid to lawn.

Location – Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby popular Churchill School, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 5 miles.



Important Notice:

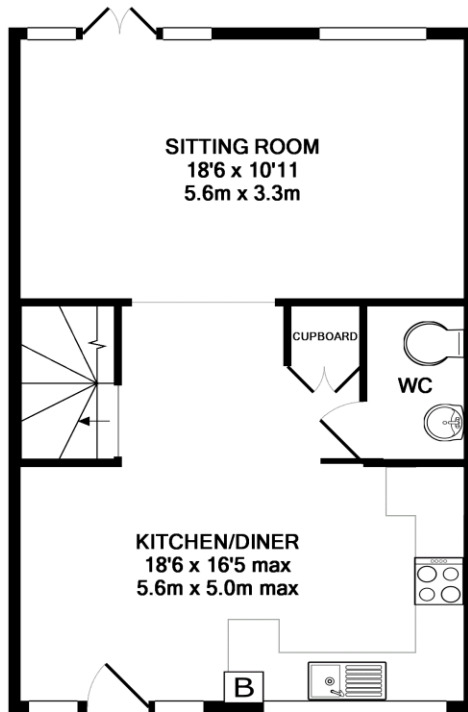
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Wrington High Street turn left onto Silver Street and continue onto Cox’s Green. Turn left to stay on Cox’s Green and the property will be found on the right.

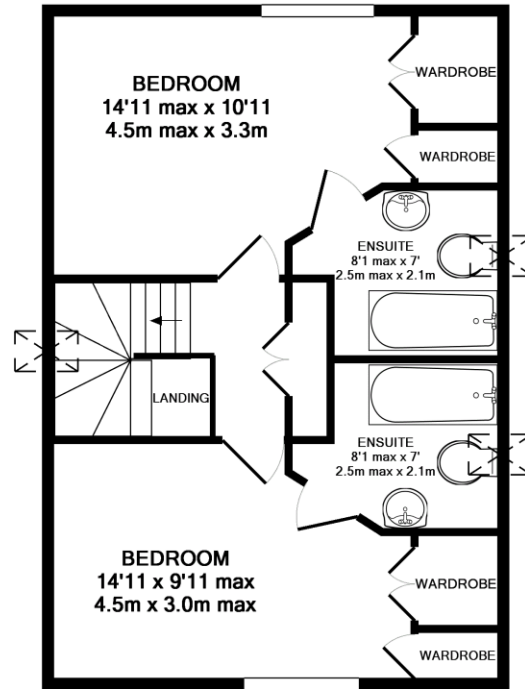
SERVICES – All mains services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,075.83 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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