



Stolee
The Village, Burrington, North Somerset, Bs40 7AA

Robin King | Estate Agents

STOLEE, THE VILLAGE, BURRINGTON, NORTH SOMERSET, BS40 7AA

An exceptional 4 bedroom contemporary village home nestled in the heart of the sought after and extremely picturesque village of Burrington, offering magnificent views of the surrounding area of outstanding natural beauty, wraparound gardens, garaging and easy access to Bristol and beyond.

APPROX 1,614 SQ FT FLEXIBLE ACCOMMODATION • MAGNIFICENT FAR REACHING VIEWS FROM MOST ROOMS • OPEN PLAN LIVING SPACE • CONTEMPORARY AND STYLISH FITTED KITCHEN • PRINCIPAL SUITE WITH DRESSING ROOM, EN-SUITE AND DOUBLE HEIGHT CEILING • 3 FURTHER BEDROOMS AND 2 FURTHER BATHROOMS (1 EN-SUITE) • PP FOR EXTENSION FOR HOUSE AND GARAGE • GARAGE AND DRIVEWAY PARKING • 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

Situated in a desirable location in Burrington Village, Stolee originally built in the 1970's, has undergone an extensive extension and renovation, by the current owner elevating it to an very high level of specification. The property is characterised by external Siberian larch cladding, grey aluminium windows, a vaulted double height ceiling to the principal bedroom and a wraparound garden. In addition, floor-to-ceiling windows and bi-folding doors have been thoughtfully incorporated to flood the space with natural light and provide a seamless connection to the surrounding countryside.

Modern technology including an air source heat pump, solar panel array and a mechanical ventilation heat recovery (MVHR) system plus triple glazed aluminium windows, create impressive energy efficiency, more important now than ever before.

A smart front door welcomes you in to the entrance hall with a doorway to the right leading into the open plan sitting/dining/kitchen. With crisp white,





walls, engineered oak flooring, underfloor heating and large windows this comfortable contemporary space has a slate hearth fireplace with cosy log burner - perfect for a winters evening.

Adjoining here is the spacious dining area with a south facing aspect and stunning views of the surrounding countryside. It comfortably accommodates a large table and features an expansive run of bi-fold windows opening out on to a dining terrace meaning regardless of the weather, you can always enjoy a sense of bringing the outdoors in.

Moving round to the kitchen area this too has lovely open views to the adjacent fields and Mendip Hills in the distance. Fully fitted with a beautiful kitchen by System Six it has black flat finished quartz worktops and sleek natural coloured handleless units giving a real modern and contemporary look to this area. Integrated appliances include twin NEFF eye level ovens, a Bosch dishwasher and induction hob.

To the rear is a practical utility room that not only provides access to the garden, but also has space for a washer/dryer and fridge/freezer.

A door from the kitchen leads back to the spacious hallway where there is a useful storage cupboard for coats and shoes. From here the rest of the downstairs accommodation comprises of two double bedrooms and a stylish bathroom with heated towel rail, feature ceramic sink together with a separate bath and shower.

Stairs with a gorgeous glass balustrade rise to a generous first floor landing. Bedroom 2 is a large double with ensuite bathroom and lovely views over the village towards the Hills.

The final bedroom at Stolee is revealed showcasing a breathtaking view from magnificent trapezoid windows. Floor to ceiling windows create a wall of glass allowing one to really appreciate the stunning views that Stolee enjoys and space for a sofa ensures that glorious sunsets and sunrises can be fully appreciated.

An en-suite to this room is equally impressive, again capturing the views with an oversized window. Completing the suite is a walk-in dressing room that could alternatively make a nursery.

There is also live planning permission to build an additional bedroom, bathroom and extend the garage.





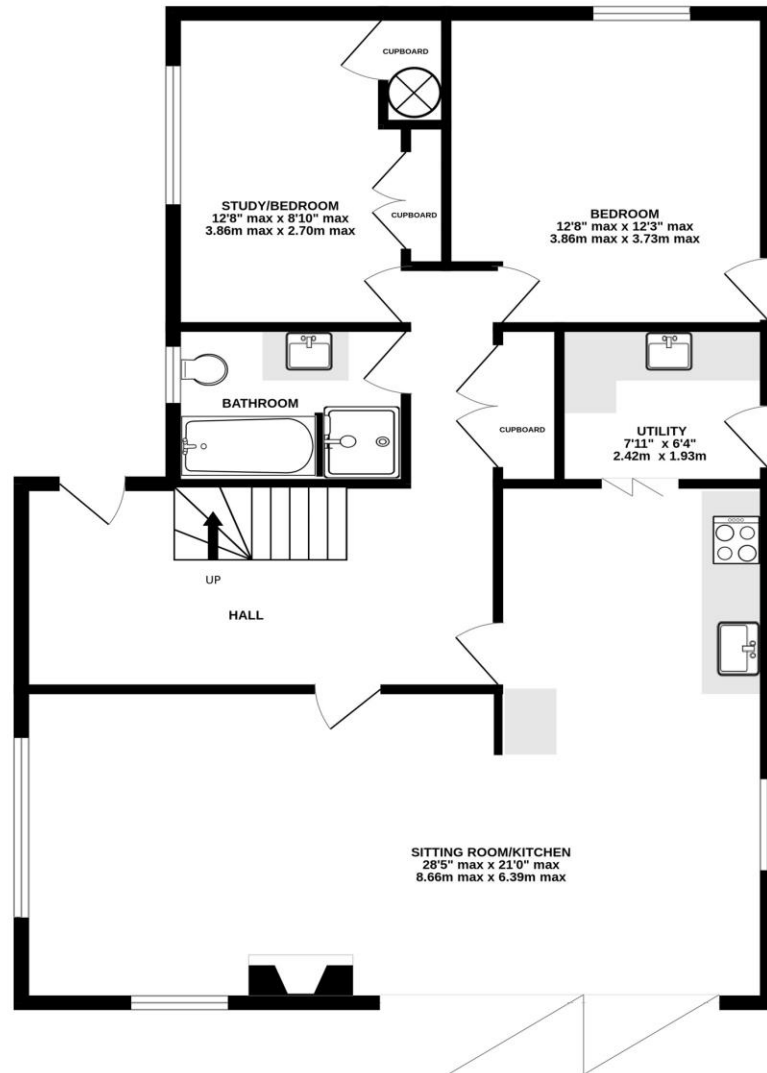


Outside – Stolee sits centrally on a plot of just over 1/5 acre. A five bar gate leads into a driveway with off street parking and garage which has PP to be extended. Pretty latticed fencing with archways takes you through to the garden which is mostly lawned and also has a substantial dining terrace, raised vegetable patch and raised flower beds.

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.



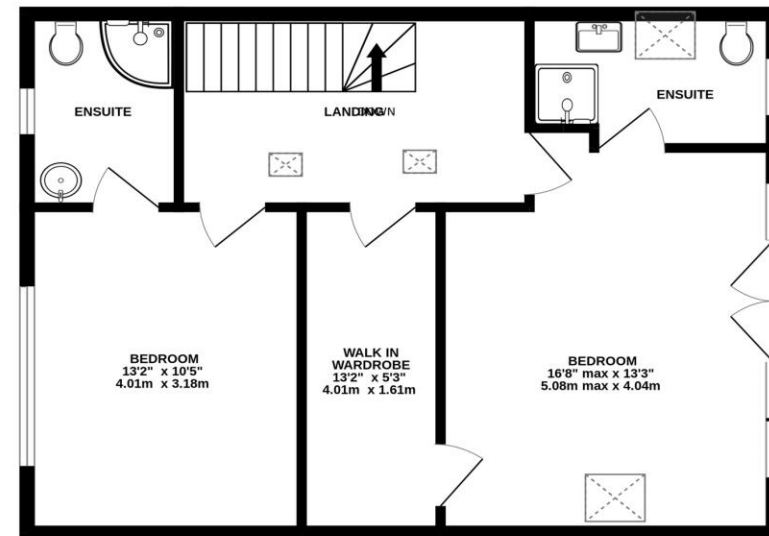
GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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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1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



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 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. Stolee is the last property on the right.

SERVICES – Mains electricity, water and broadband, biodigester for drainage

EPC RATING - C

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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