



Long Cottage, Roper's Lane

Wrington, Bristol

An attractive detached 1930's family house set in an idyllic location with south facing views to the Mendip Hills. Offering garaging, off street parking and pretty enclosed gardens it is conveniently close to local facilities, excellent schooling, city, country and coast.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- APPROX 2,783 (3,395 INC. GARAGE) SQ FT OF FLEXIBLE ACCOMMODATION
- WELL MAINTAINED PROPERTY WITH CHARACTER FEATURES
- 5 BEDROOMS AND 3 BATHROOMS (2 EN-SUITE)
- FLEXIBLE FREE FLOWING RECEPTION ROOMS
- SET IN GROUNDS OF 0.62 ACRES WITH PRIVATE ENCLOSED GARDENS
- STUNNING FAR REACHING RURAL VIEWS TO MENDIPS
- POPULAR VILLAGE LOCATION
- EASY ACCESS TO BRISTOL/M5/MAINLINE RAILWAY SERVICES AT YATTON AND BRISTOL AIRPORT







Long Cottage, Roper's Lane

Wrington, Bristol

Long Cottage, built in the 1930s, is situated in a much sought-after lane in this popular North Somerset village. With five double bedrooms, free-flowing reception rooms, mature private gardens and ample garaging, this comfortable home is also characterised by period features, including picture rails, open fireplaces and even the original house bell box to call the servants.

A welcoming front door leads straight into the spacious entrance hall, where you immediately catch a first glimpse of the garden and long views towards the Mendips.

To the left, an elegant large sitting room features an open Minster fireplace, triple-aspect windows, and French doors to the garden, making it a really light and airy room. From here and the dining room, you can also access a very attractive south-facing verandah.

Returning to the entrance hall, there is a downstairs cloakroom, a large storage cupboard for coats and shoes, and a wine cellar neatly tucked under the stairs.

To the right, the dining room is a very peaceful room with another open Minster fireplace, French doors to the garden, and views of the Mendips.

To the rear of the ground floor is the kitchen/breakfast room. It has a range of shaker-style oak units and integrated appliances, including a gas hob, dishwasher, oven, and fridge. The spacious breakfast area has room for a table and also retains the original built-in dresser. To the rear is another cloakroom and a practical utility/boot room with space for a washing machine, tumble dryer, and freezer, along with a door to the back garden and access to the double garage.



Completing the ground floor accommodation is a lovely bright sunroom with wide French doors, seamlessly blending the inside with outside providing access to a dining terrace – the perfect spot to enjoy al fresco dining or a morning coffee.

Upstairs, the 4 double bedrooms and additional bedroom/study are all arranged to take advantage of the spectacular long views towards the Mendips. The spacious principal bedroom, which faces south and west, has fitted wardrobes and an en-suite bathroom. Built in eaves storage features in all other double bedrooms and Bedroom 3 also has an en-suite, and there is a further family bathroom with a four-piece suite.

Outside

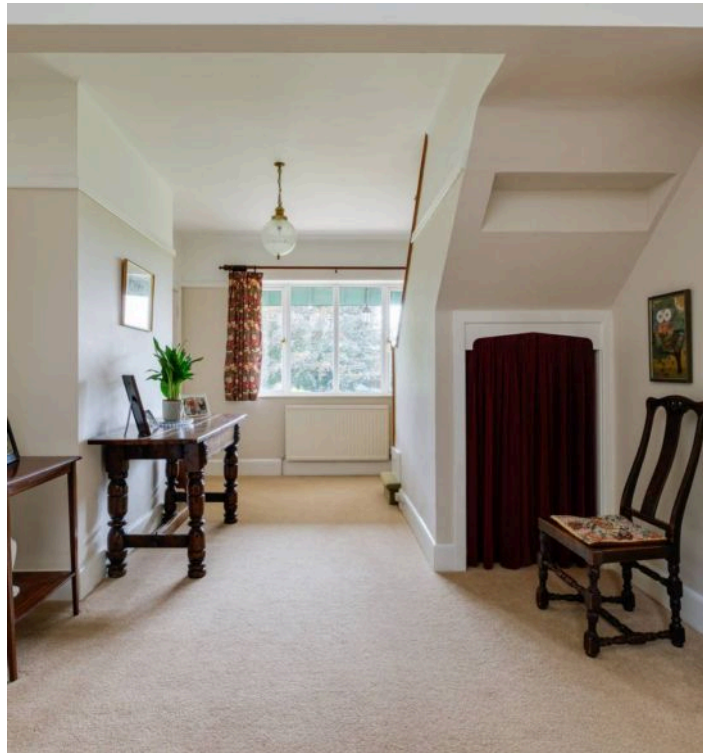
Long Cottage is well set back from the lane with a sweeping drive with ample off-street parking and integral double garage with electric up and over door. In addition, to the west side there is a detached timber garage with an adjoining garden store. Sitting centrally within its plot it is fully enclosed with mature hedging providing lots of privacy and lovely specimen trees giving a sense of grandeur. The immaculate established gardens are mainly laid with lawn with ornamental shrubs such as wisteria providing extra interest. Several terraced areas including the gorgeous, covered verandah provide perfect spots in which to relax, whether you are after sunshine or shade. In addition, there is a kitchen garden with small orchard and vegetable patch which is tucked neatly behind the timber garage.



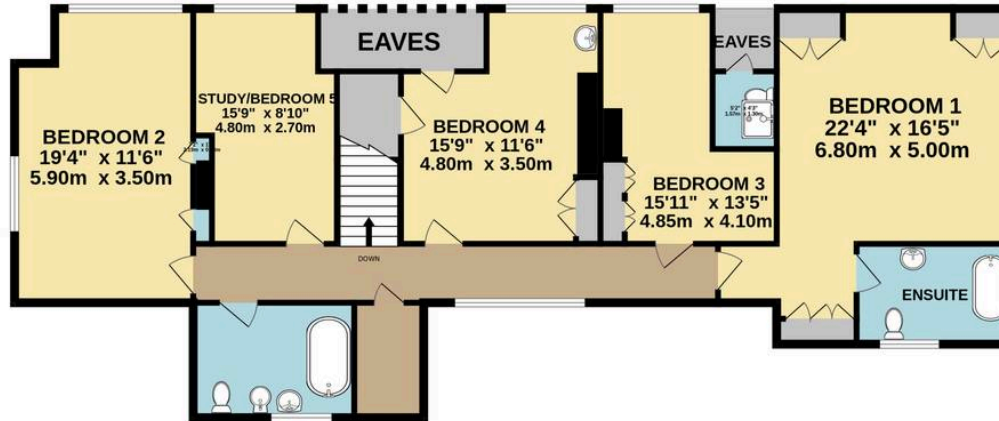
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Wrington is well known for its excellent facilities with 2 pubs, 2 convenience stores including a post office, a coffee shop, garage and hairdressers. It also has a well regarded primary and playschool with secondary schooling available at nearby Churchill, 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 south west 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 4 miles. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.

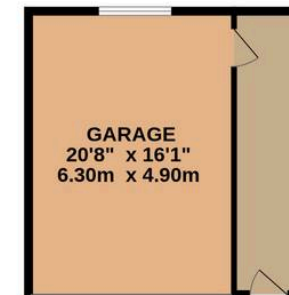


1ST FLOOR



MAIN HOUSE : 2,783 SQ FT
GARAGE : 612 SQ FT
TOTAL : 3,395 SQ FT

GROUND FLOOR



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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