

Thatchway Barn

Wrington, North Somerset



A detached and beautifully presented barn conversion, with outbuildings and paddock, situated on the outskirts of the village with stunning and extensive views to the Mendip Hills.

Wrighton village 1.4 miles | Bristol 15 miles | Bristol airport 6 miles | Yatton Rail Station 3 miles | Wells 15.6 miles
Bath 23 miles | Cribbs Causeway Regional Shopping Centre 21 miles | M5 (J20) 5 miles
(All distances and times approximate).



4



4



2

Summary of accommodation

Main House

Ground Floor: Entrance vestibule | Breakfast kitchen with AGA/dining room | Sitting room | Study
2 bedrooms | En suite shower room | Cloakroom | Utility room

First Floor: Principal bedroom with en suite shower room and dressing room | Further bedroom
Family bathroom | Walk in wardrobe

Garden and Grounds

Attractive gardens with pond and water feature | Generous parking | Paddock

Detached stone and tile 24' outbuilding with planning permission to convert into ancillary accommodation

Detached double garage | Detached 1087 sq.ft workshop

Timber two bay open shelter with adjoining lock up hay store | Detached timber garden store.

In all about 1.16 acres



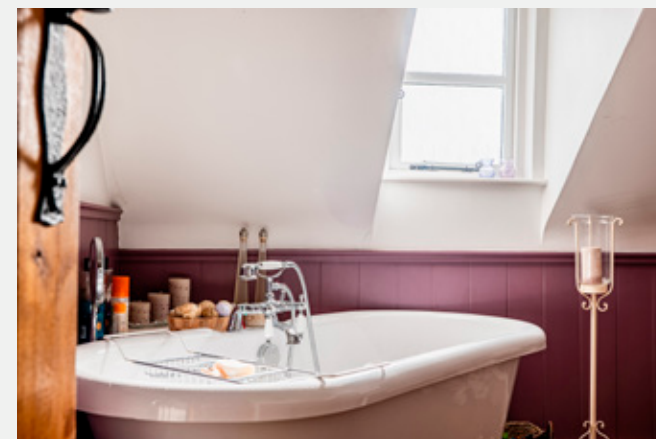
Situation

(Distances and times are approximate)

Wrighton is a popular and thriving village about 12 miles south of Bristol. Amenities include a village hall, church, public house, florist, general stores and a primary school.



Churchill Comprehensive School is about 4 miles to the southwest. There is an excellent choice of private schooling at Sidcot, Wells Cathedral and Millfield, and a number of schools in Bristol.



The Property

Thatchway Barn is situated about 1.4 miles west of the village centre, adjoining farmland with extensive open views across unspoilt countryside to the Mendip Hills. There are lovely views in all directions including to the north, to Wrington wooded hills.

Thatchway Barn was converted many years ago and the present owners purchased the property in 2009. Since, the barn and grounds have been maintained to a high standard. The owners have upgraded the property over the years including redesigning the first floor, and replacing the breakfast kitchen/dining room with superb bespoke wood painted units, island unit and matching dresser. An electric AGA was installed and integrated appliances include a cabinet fridge/freezer, hob, wine cooler, microwave and dishwasher. There is a log burning stove in the dining area, matching dresser, and a stone floor with underfloor heating is laid throughout the breakfast kitchen/dining area, entrance vestibule and cloakroom.

The interior has a warm and friendly atmosphere. There are oak floors, doors with iron latch furniture and beamed ceilings. The sitting room is a striking and comfortable room with a log burning stove fitted in a stone fireplace, and French doors open to the enclosed garden. The study, off the sitting room, is well fitted with a range of cupboard units and work surfaces. Two of the four bedrooms are arranged on the ground floor, one with an en suite shower room, and are at split level off the sitting room.

On the first floor, off the landing, is a walk-in wardrobe. The principal bedroom has an en suite dressing room and en suite shower room. There is a further bedroom with en suite shower room, and family bathroom with a contemporary roll top bath.

Outside

Thatchway Barn is approached through tall solid timber electric operated gates that open to a drive and large parking area, providing parking for several vehicles, in front of the detached stone and tile outbuilding/garage block.

The gardens and land are attractively planned in compartments and contained within dense well-kept mixed hedgerow. Immediately in front of the house is a walled courtyard area with a pergola covered sitting area, designed to capture the view. There is a timber garden store, and an area of lawn has superb views across to Crook Peak of the Mendip Hills.

The main garden spans the length of the barn and is enclosed. There is a covered overhang over a paved area with built in bench, overlooking the garden, which is attractively planned and planted, with extensive views. There is a deep shaped bed with a variety of shrubs. Ornamental shrubs include Weeping Acers. There is a lawn and a shaped pond with a water feature.

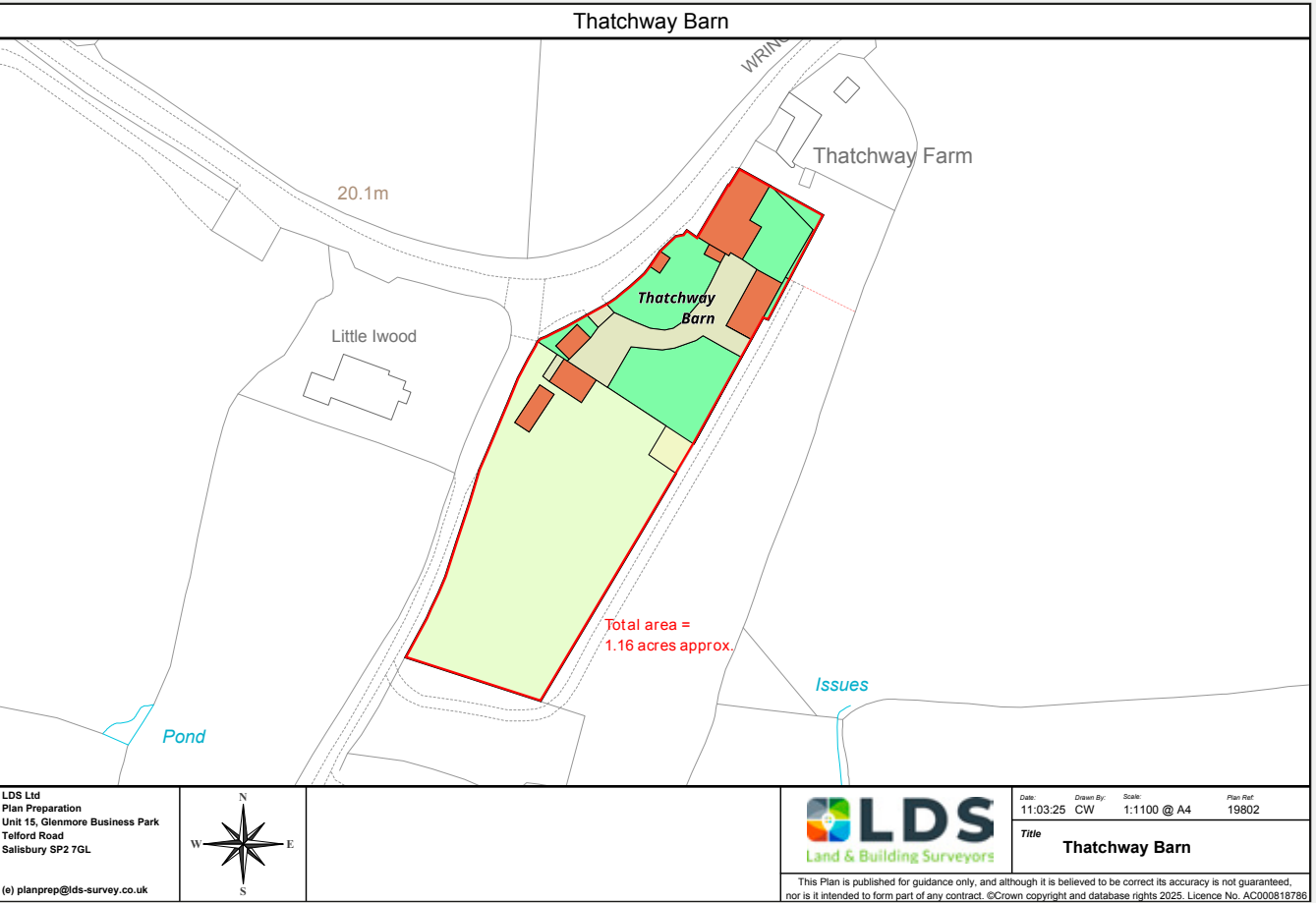
Lying to the south of the gardens, is a paddock facing south, with superb open views to the Mendip Hills, and is accessed from the drive.

Outbuildings

Beside the entrance gates is a detached, part stone and tile double garage, with air conditioning and roller door.

Lying adjacent, is a superb block built and substantial workshop with tiled floor and log burning stove.

In the paddock, is a detached timber two bay shelter with adjoining lock up hay or log store.



Planning

The attractive stone and tile outbuilding has planning permission to convert into a two bedroom unit, providing ancillary accommodation on the ground floor. Currently it has a WC, workshop area, garaging and a staircase leads to a boarded first floor with vaulted ceiling fitted with Velux windows.

Planning permission was passed in 2019 By North Somerset Council Application Number 18/P/4978/FUH.

Property Information

Tenure: Freehold.

Services: Main water and electricity connected. Private drainage, Oil fire central heating, Electric AGA. Current broadband provider: EE Double glazed windows, Security system, Water softener. New boiler installed in 2021.

Local Authority: North Somerset Council

Council Tax: Band G

EPC: D

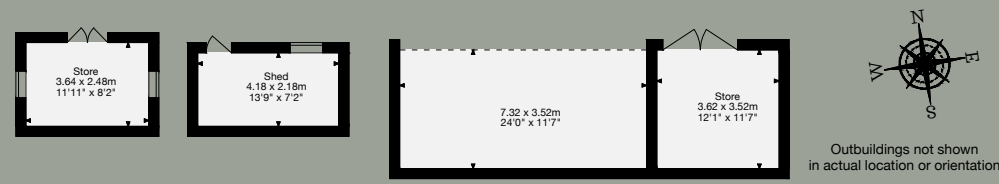
Guide Price: £1,150,000

Directions (BS40 5NX): From Wrington village direction, drive along the Wrington Road for approximately 1.4 miles. The entrance, with tall solid timber electric doors, is seen on the left-hand side just before a turning left onto a single track lane.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Including Restricted Height Areas
Thatchway Barn: 221 sq m / 2,379 sq ft
Garage/Workshop: 101 sq m / 1,087 sq ft
Outbuildings: 140 sq m / 1,507 sq ft
Total Area: 462 sq m / 4,973 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Bristol
1 The Mall
Clifton
BS8 4DP
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
01173 171996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.