



Apricot Cottage, High Street, Wroughton

Guide Price **£340,000**



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 1

Apricot Cottage is a quaint painted cottage set in the heart of the popular village of Wrington with its two public house, primary school, convenience stores, hairdressers, cafe and florist. The property occupied a superb position to fully immerse yourself in all that is great with village life.

To the front of the house lies a good sized sitting room which features an attractive stone fireplace and a lovely westerly aspect, a small hallway with a useful under-stairs cupboard leads you to a dual aspect kitchen, which again features a delightful period fireplace with Victorian tiled inserts.



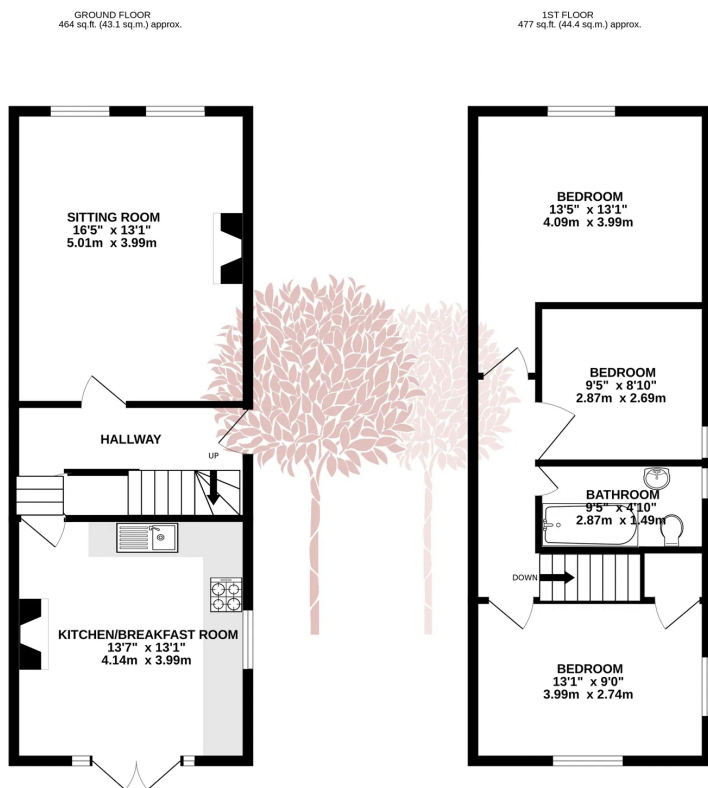
The kitchen itself features a range of traditional farmhouse style wall and base units with space for a fridge freezer and integrated oven and plumbing for a washing machine. There is a wall mounted gas central heating boiler, space for a breakfast/dining table and dual aspect windows including French doors that lead out to a lovely sunken terrace area with steps rising up to the lawned garden.



On the first floor you will find two double bedrooms a smaller single bedroom/cot room, or perhaps walk in wardrobe, and a family bathroom with a white suite. Outside as mentioned there is a good sized terrace area with stairs that rise up to a lawned garden from which the views out over the village towards the Mendip Hills is simply delightful.



The property is brought to the market with no onward chain.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school, post office, public transport, garage, pharmacy, opticians, dentist, coffee shop, grocery shop off licence/news agents and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

Directions: From the centre of the village go up the High Street and Apricot Cottage is on your right just up a little from the green in front of the hugely popular Plough public house.
What3words: ///mopped.tram.soft

Material information: Council Tax band: D
EPC Rating: D

