



Little Barn Beam Bridge

Wrington, Bristol

An immaculately presented detached, 4 bedroom single storey home with magnificent rural views. Located on the edge of the popular village of Wrington, it offers easy access to Bristol and beyond.

Council Tax band: G

Tenure: Freehold

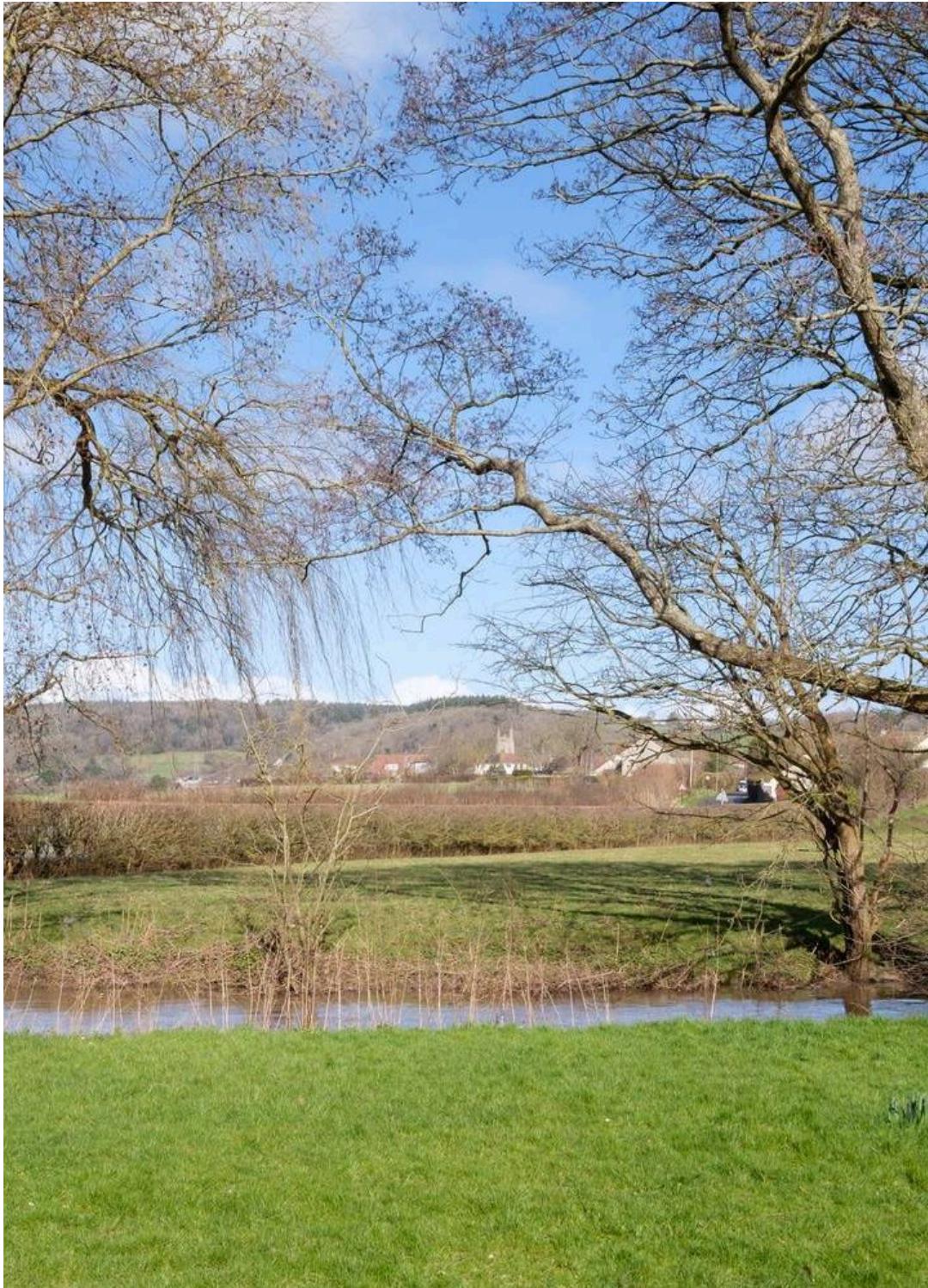
EPC Energy Efficiency Rating: D

Services: Oil central heating, mains electricity and water septic tank drainage

- Approx 2,124 sq ft of flexible accommodation (inc garage)
- 4 bedrooms and 2 bathrooms (1 en-suite)
- Beautifully maintained property
- 3 generous reception rooms
- Set centrally in large garden with spectacular rural views
- Popular village of Wrington with excellent local amenities
- Easy access to Bristol Airport/M5/mainline railway services and Bristol city centre
- Potential to extend STPP







Little Barn Beam Bridge

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Built in 1979, Little Barn is a charming single-storey home, believed to have been constructed using the original walls and features of a cow byre that once stood on the site. Consequently, the property retains unique features, such as deep-set windows, thick walls, and high ceilings with original beams, which all combine to add character and create a wonderfully spacious atmosphere. This superb, well-maintained home offers four bedrooms, two bathrooms, a double garage and a large garden with stunning rural views from most rooms, and is truly one-of-a-kind. Furthermore, it is also located in a popular village with good local facilities, a thriving community, and excellent connectivity both nationally and internationally and offers the added potential for extension, subject to planning permission. Little Barn is a highly versatile home, suitable for both couples and families alike.

A welcoming front door leads straight into the airy and spacious reception hall, characterised by high beamed ceilings, an exposed stone feature wall, and double doors that open to the hallway. To the right is the sitting room, a lovely, serene, and light-filled space with a stone fireplace and quarry-tiled hearth with a gas fire. A deep recessed bay window frames wonderful far-reaching views, and French doors open to the garden and a dining terrace—the perfect spot to enjoy a cup of coffee and take in the tranquillity of the surroundings.

Returning to the hallway, to the left is a practical cupboard for coats and shoes, and to the right is the kitchen. Fully fitted by local manufacturer Timbercraft, it offers a good range of bespoke floor and wall units, complemented by smart granite worktops and a breakfast bar area. Integrated appliances include an electric hob, dual oven, microwave, dishwasher, and fridge.

Adjacent to the kitchen is the dining room which provides another well-proportioned reception space with spectacular views and an attractive bay window overlooking the garden.



Towards the rear of the house is the bedroom accommodation. The principal bedroom is generously sized, fully fitted with a suite of wardrobes, and includes an inbuilt dressing table. The large en-suite features a white three-piece suite, fitted cupboards for ample storage, and both a shower and a bath. The three further bedrooms, two of which are doubles, are served by the family bathroom.

The accommodation is completed by a practical utility room with space for a washing machine, tumble dryer and fridge/freezer, which leads through to a delightful, covered atrium—a useful space for keen gardeners or extra storage, also providing covered access to the garage.

Outside

Little Barn is centrally located within its grounds of approximately 0.65 acres. A gravelled driveway provides plenty of parking and access to the double garage, which has an up-and-over door and offers additional loft storage.

The garden is a real highlight of the property. Immaculately maintained, there are lawned areas on either side, some retained by stone walls, others by mature hedging. Well-stocked borders and specimen trees, provide year-round interest. Different zones have been created, including a gorgeous kitchen garden with a useful garden shed and several terraced areas adjacent to the house.

A notable feature to the rear of the property is a separate garden area, bordered by the River Yeo. The paddock is a haven of tranquillity, where you can enjoy the glorious surrounding countryside, catch a glimpse of the church, and, in summer, spot brown trout swimming in the brook.

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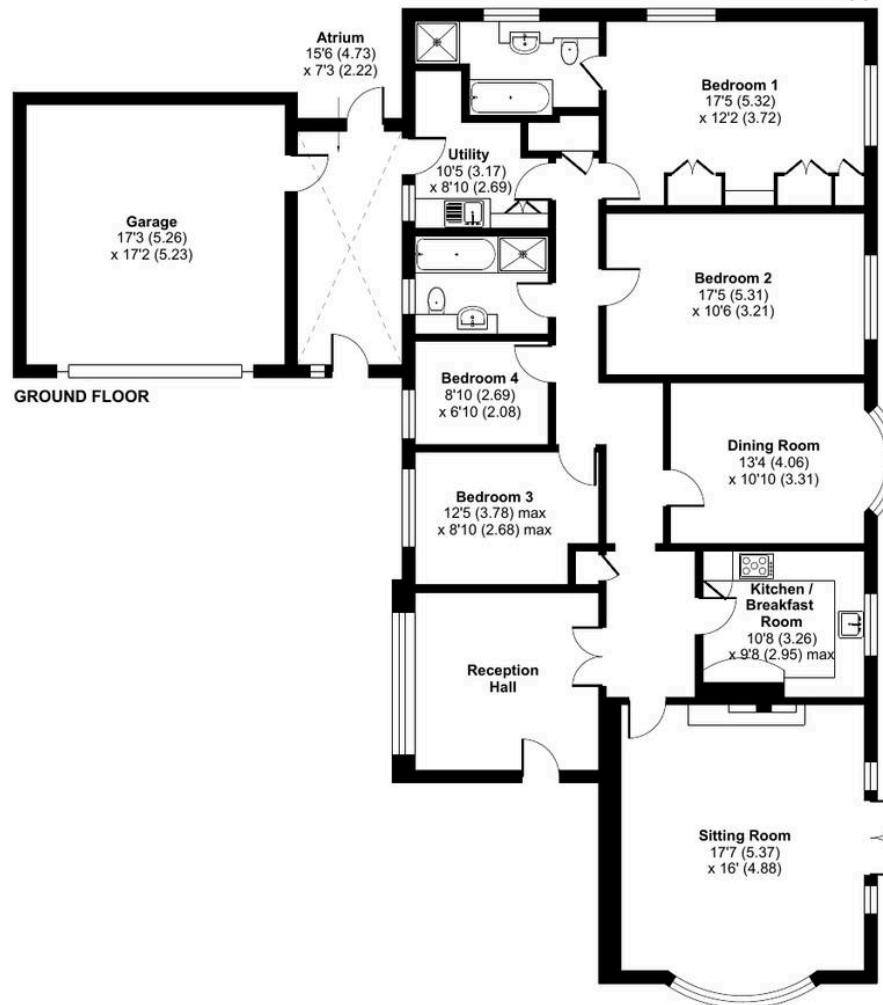
Wrington, Bristol

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also 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 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking. (All distances/times approx.)





Little Barn, Beam Bridge, Wrington, Bristol, BS40



Approximate Area = 1828 sq ft / 169.8 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 2124 sq ft / 197.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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