



**Broad Street, Wroughton**

**£570,000**



**debbie fortune**

ESTATE AGENTS

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

Honnalee is a well-positioned end-of-terrace period home located in the very heart of Wrington's High Street - a central village setting that rarely becomes available.

The property offers well balanced accommodation across two floors, combining character features with practical family living. To the front the double fronted façade creates an attractive first impression, while internally the home has been thoughtfully updated in a neutral cohesive style.

The ground floor provides two separate reception rooms, both featuring period fireplaces and sash windows with shutters, offering flexibility for use as a sitting room, family room or study. To the rear an open plan kitchen/dining space is fitted with farmhouse style units, integrated appliances and a farmhouse sink with views through to the attractive garden. A sunroom provides additional reception space and access to the rear, alongside a conveniently positioned cloakroom.



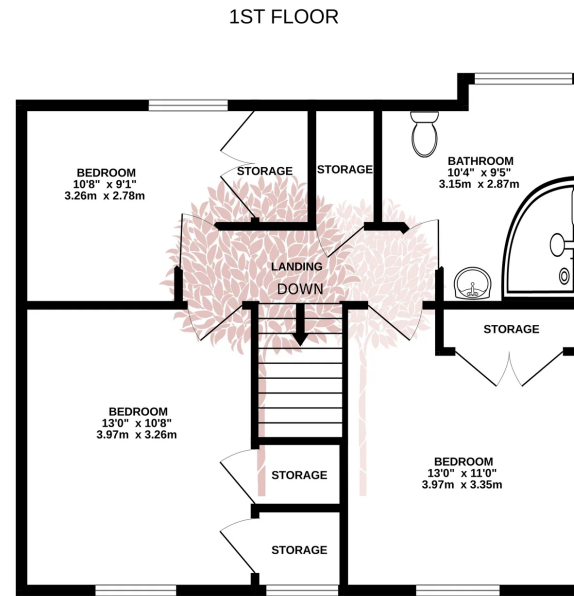
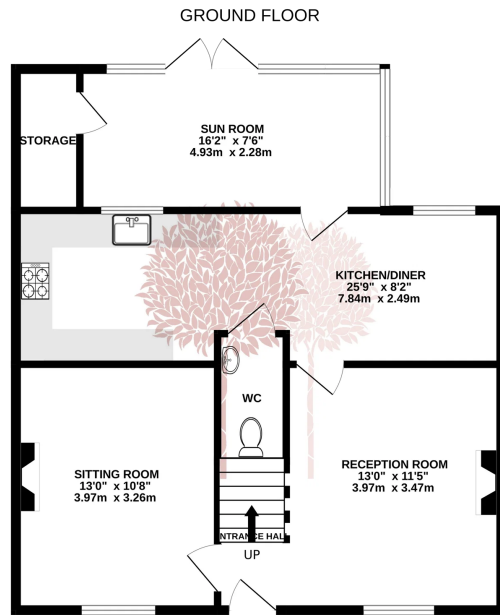
Upstairs there are two generous double bedrooms to the front. both with sash windows, along with a third bedroom overlooking the garden- ideal as a single room or home office. The principal bedroom benefits from built in storage, with further potential to create an ensuite if desired. A spacious family bathroom, recently finished to a high standard, completes the first floor.

Externally, the property enjoys a private, enclosed rear garden with a mix of established planting and low-maintenance areas, along with rear access. Unusually for a central High Street property, Honnalee also benefits from private parking.

This is a rare opportunity to acquire a character home in one of the most sought-after positions within the village, with immediate access to local amenities.

**What we love about the property...** We love the combination of its central village setting and the character the property offers, with period features that give it a real sense of charm.





**Situation:** Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://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 (awarded 'Outstanding' by Ofsted), post office, public transport, garage, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). 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.

**Directions:** Approaching Wrington from the direction of Wrington Lane proceed into the village onto Broad Street, the property will be found on your right next door to Mother Hen. What3Words: `///dash.reset.beards`

**Material Information:** This property operates on gas central heating. Council tax band: E EPC Rating: D

