



Old Library, High Street, Wroughton - BS40 5QA

Old Library, High Street

Wrington, Bristol

A charming and deceptively spacious three-bedroom character home in the heart of Wrington, offering flexible living accommodation including a study, generous kitchen/diner, separate reception rooms and a beautifully finished family bathroom. Outside, the property benefits from a low-maintenance walled garden with astro turf and a useful storage shed.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1,400 sq.ft of versatile living space
- Beautiful period home tucked into the heart of Wrington
- Sociable kitchen/diner perfect for everyday family life
- Two character-filled reception rooms with excellent flexibility
- Three spacious bedrooms plus dedicated home office
- Stylishly finished bathroom with bath and shower over
- Stone-walled garden
- Practical utility/WC and excellent built-in storage options
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)





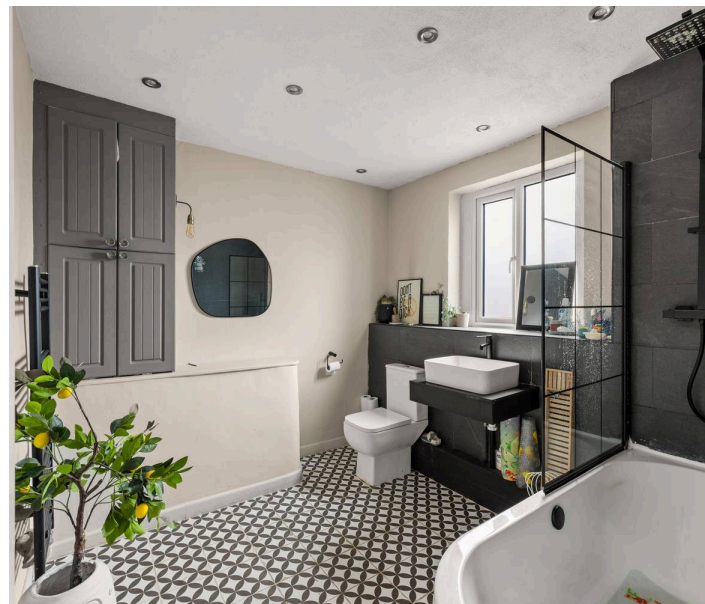


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Step through the front door and into a welcoming entrance hall, where the layout immediately gives a sense of the home's character and practicality. To your left is a cosy living room, a comfortable retreat with plenty of natural light and space to relax. Across the hall, the separate dining room offers a more formal setting for entertaining or family meals, while still retaining the warm, inviting feel that runs throughout the property.

Moving through the house, the heart of the home is undoubtedly the impressive kitchen/diner. Stretching across the rear of the property, this is a fantastic social space with generous worktop areas, extensive cabinetry and room for everyday dining. The dark shaker-style units contrast beautifully with the warm tiled flooring, giving the room a stylish yet timeless finish. Beyond the kitchen is a useful utility/WC area.



Upstairs, the first floor provides three bedrooms and a separate study, making the house particularly versatile for modern living. The principal and second bedrooms are generous doubles overlooking the front. The third bedroom would work equally well as a nursery, dressing room or guest bedroom, while the additional study provides an ideal work-from-home space. The family bathroom has been beautifully finished, featuring a tiled floor and a full-size bath with shower over, creating a practical yet stylish space for both busy mornings and relaxing evenings.

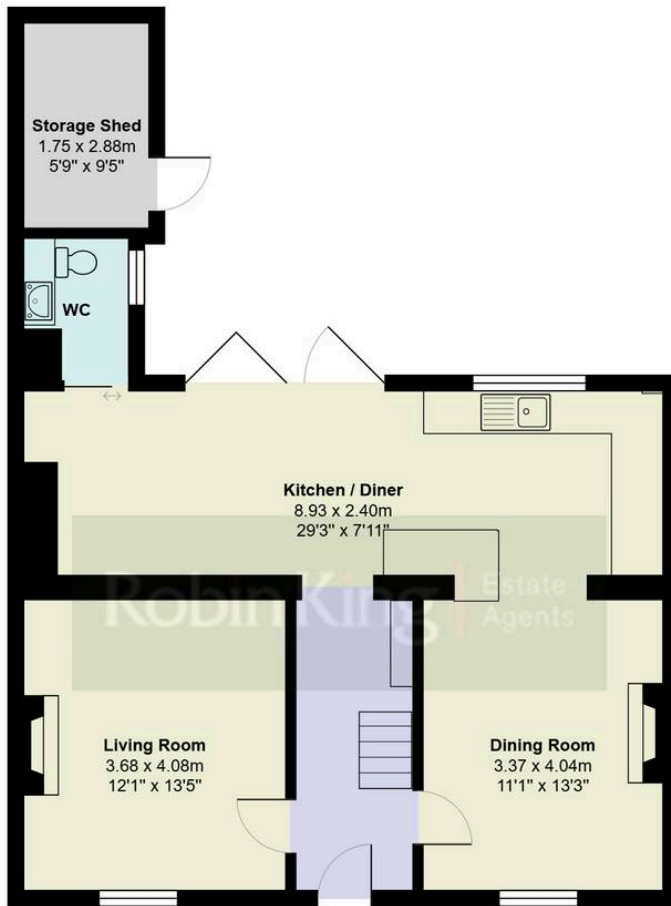
GARDEN

Outside, the garden has been designed for low maintenance and easy enjoyment. Enclosed by attractive stone walls, the space feels private and sheltered, with astro turf creating a neat and usable area all year round which is perfect for outdoor dining, children or pets without the upkeep of a larger garden. There is also an attached storage shed, ideal for bikes, tools or outdoor equipment.

Location

Wrighton 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.





Ground Floor



First Floor

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