



Rose Cottage

Silver Street, Wrington, BS40 5QE

debbie fortune



Rose Cottage, Silver Street, Wrington, North Somerset,

Price: £315,000

- Attractive stone cottage in popular Wrington
- Constructed of painted stone elevations with an original clay tiled roof
- In need of full modernisation
- Three/Four bedrooms
- Two south facing reception rooms
- Huge potential to create a dream village home

DESCRIPTION

An attractive period cottage set in the heart of Wrington Village. Having been occupied by the same family for over 100 years, Rose Cottage is a recognised and much loved landmark of the village. Now in need of full modernisation throughout, this is a wonderful opportunity to restore a unique family home and it bring it back to the glory of its past times.

This pretty painted stone cottage is set back from the road by a paved front garden enclosed by wrought iron railings to the front with local stone walls to either side. Entered via a handy storm porch you continue into the entrance hallway, off which you will find two front facing reception rooms which could be utilised as a living room and separate dining room if desired. It is believed there may be a hidden inglenook fireplace within the living room owing to the thickness of the side wall. To the end of the hallway there is a large storage cupboard and a door leading through to a kitchen and ground floor bathroom.

A winding staircase rises to the first floor where you will find four rooms, three which would make perfect family bedrooms and the fourth that could be utilised as first floor bathroom should you wish to bring one upstairs.

To the rear of the property is an enclosed courtyard garden and a small outbuilding/garden shed.

Our vendor says ...

We have noticed ... A real gem of a property with so much potential. Increasingly rare to find in the market place this traditional period cottage has plenty of original charm and offers buyers the opportunity to put their own mark on a little piece of village history.

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 (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, 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). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. 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.

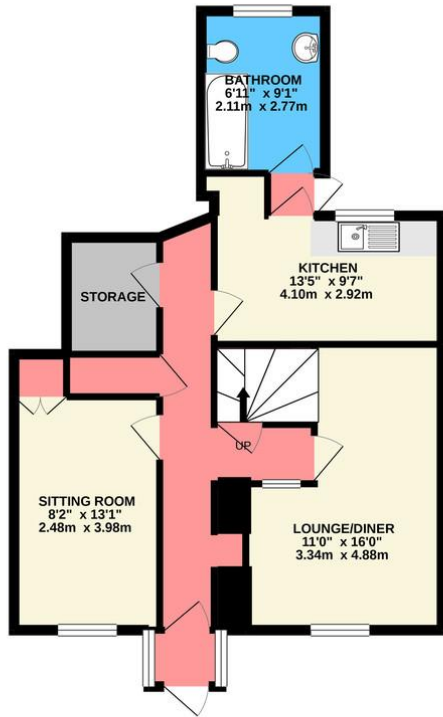
DIRECTIONS

From the centre of the village turn into Silver Street and the property can be found on your left hand side just past the village pharmacy and the turning for Lawrence Road as you round the corner.

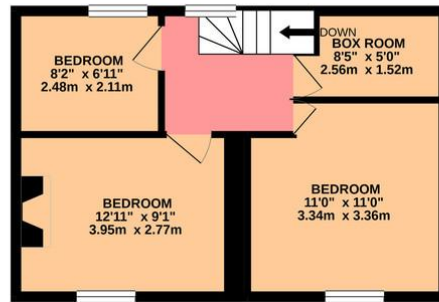
EPC rating TBA

Floorplan

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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debbie fortune ESTATE AGENTS

High Street,

Congresbury BS49 5JA

Tel 01934 862370 www.debbiefortune.co.uk



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