



East  
Cottage

## EAST COTTAGE, BROAD STREET, WRINGTON, BS40 5LD

**In the heart of a popular village with excellent amenities**

**Well planned 3 storey accommodation**

**Sitting room with log burner**

**Character features including sash windows and a bedroom feature fireplace**

**Principal bedroom with free-standing bath**

**Courtyard garden and roof terrace**

**Within catchment of “Outstanding” Churchill Academy**

**Convenient for Bristol Airport, Bristol and beyond**

**Mainline railway services available within 4.5 miles at Yatton station**

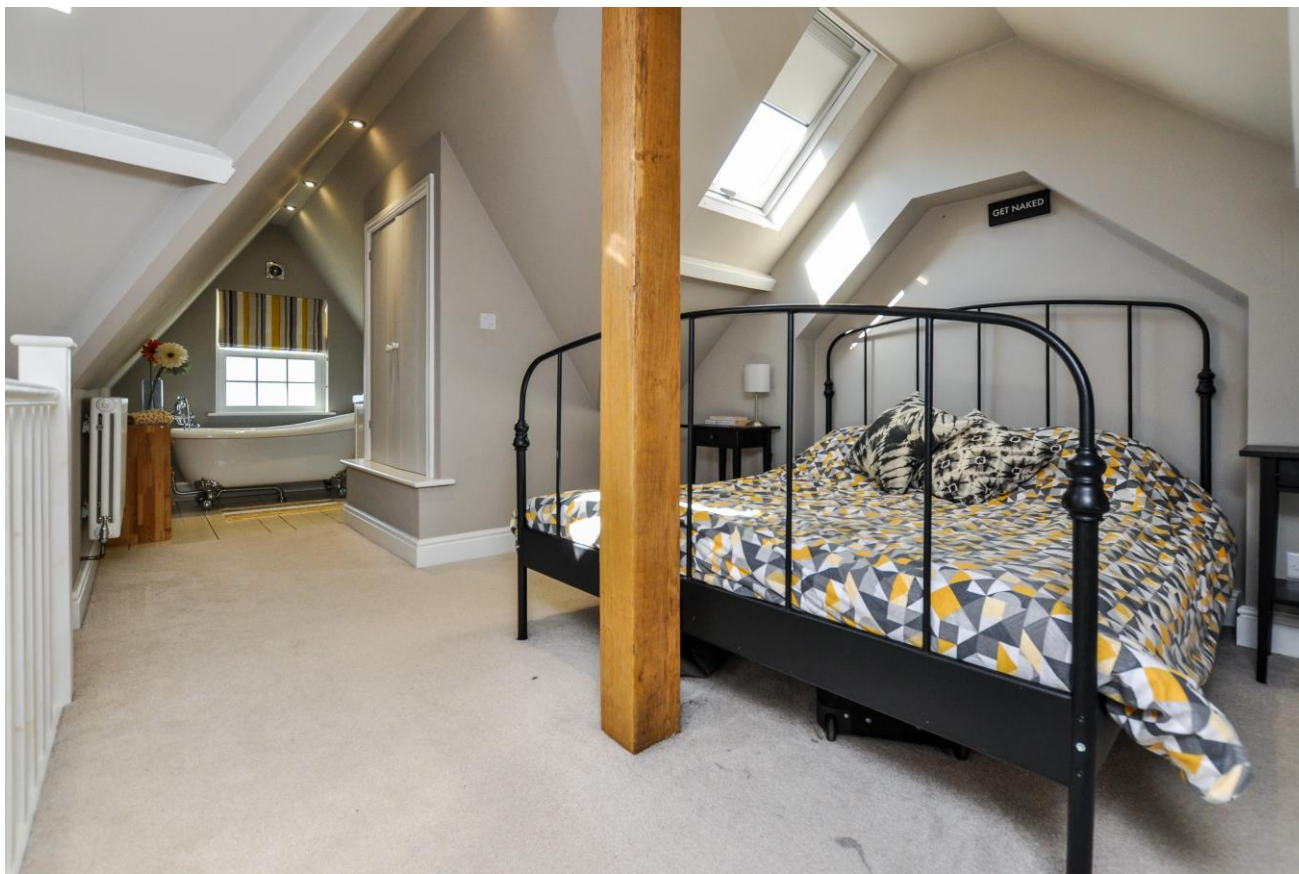
**Video tour available**

A beautifully presented 3 double bedroom home with courtyard garden and roof terrace in the heart of a popular Somerset village.

East Cottage is a wonderful family home characterised by neutral colour schemes and clean lines, where the living accommodation and storage solutions have been carefully designed and implemented with great care and attention to detail. The property is situated along Broad Street, convenient for local village amenities including cafés, shops, pubs and post office. The front door opens onto a useful lobby storage area, off which is the sitting/dining room with wooden floorboards and a fireplace with free standing wood burner to one end and the dining area to the other. Neat, clean lines predominate and there is a good sense of space. Off the dining area is a part-glazed door providing access to the courtyard garden, and beyond to the well-planned kitchen. This incorporates a number of cream units with wooden work surfaces, a Butlers sink and space for a dishwasher, range cooker plus a free-standing fridge/freezer, and a window overlooks the courtyard garden.

Round to the right from the kitchen is a cloakroom/utility room with space for a washing machine. At the top of the stairs to the left is a well-planned bathroom accessed via a sliding door. Arranged to maximise space, with elegant sage green metro tiles, there is a partly concealed full length bath with shower over at one end. A double bedroom runs across the width of the property to the front: there is a decorative cast iron fireplace and light floods through the 2 windows. A second double bedroom overlooking the rear of the property has direct access onto an enclosed roof terrace overlooking the courtyard garden below, providing a wonderful sheltered spot to sunbathe and enjoy the outdoors.





Stairs lead to the top floor, where there is a superb principal bedroom suite that runs across the whole width and depth of the house. With good ceiling height and Velux windows, there is a sense of space and light and the freestanding bath and basin provide luxurious functionality. There is on-street parking to the front of the property.

### Location

Wrington is a very popular village, renowned for its excellent facilities and amenities including a primary and playschool, with secondary schooling available nearby at the “Outstanding” Churchill Academy, which also has a modern sports complex. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and mainline railway services are available within 4.5 miles at Yatton station (London Paddington from 114 minutes).



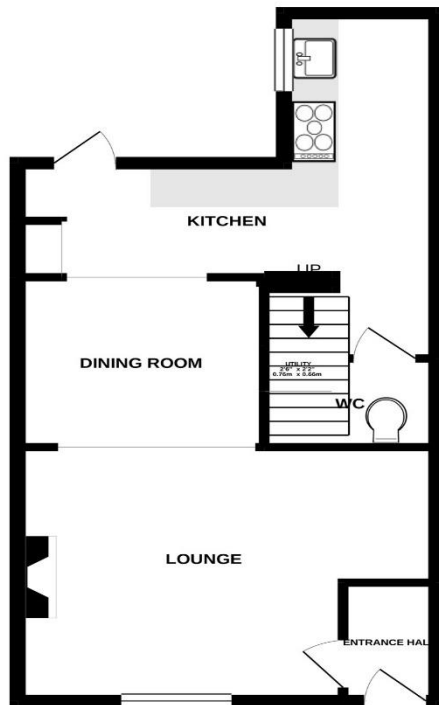
### Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

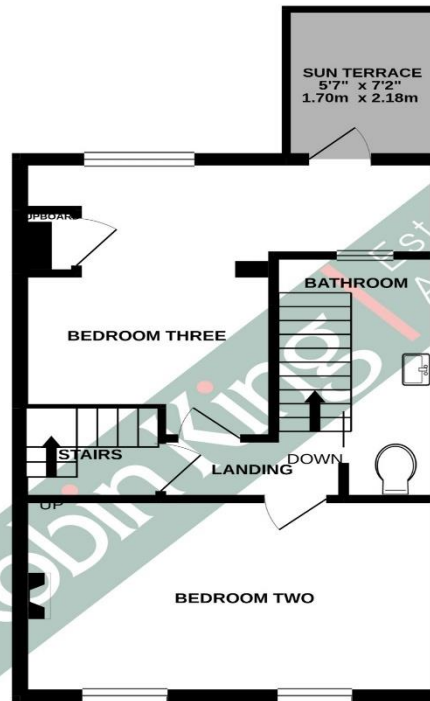
**DIRECTIONS** – From our office take the A370 Bristol Road and after 0.7 miles turn right onto Wrington Road. Continue for 2.1 miles, during which the road becomes West Hay Road and High Street. Follow the road around to the right, past the Post Office, onto Broad Street. East Cottage is on the left-hand side, opposite the Mother Hen café.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1,696.40 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC rating** - C

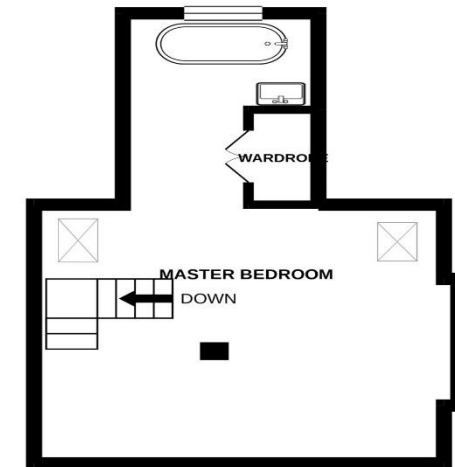
**GROUND FLOOR**  
427 sq.ft. (39.7 sq.m.) approx.



**1ST FLOOR**  
387 sq.ft. (36.0 sq.m.) approx.



**2ND FLOOR**  
252 sq.ft. (23.5 sq.m.) approx.



**TOTAL FLOOR AREA** : 1067 sq.ft. (99.1 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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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT