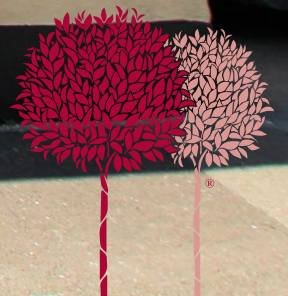




Honnaley, Broad Street,  
Wroughton, BS40 5LA

debbie fortune



# Honnalee, Broad Street, Wrington, Bristol, BS40 5LA

OIEO: £495,000

- End of terrace period cottage
- Private parking and garden
- Recently renovated

## DESCRIPTION

Honnalee Cottage is a perfectly positioned end of a terrace period property on the historical Wrington 'High Street'! This well-proportioned family home features an attractive double fronted painted façade, benefiting from a beautiful private and mature rear garden and unlike many 'high street' properties, Honnalee Cottage also offers one private parking space!

Entering the property through an attractive red door, you are graced with a recently renovated interior finished to the highest standard, with a sympathetic colour palette adhering to the property's characterful nature. The entrance hall is no exception being spacious and light and really sets the tone! The ground floor consists of two reception rooms, freshly painted walls throughout and a muted oatmeal coloured carpet. The two reception rooms really lend themselves to family life, separating what could be a playroom and formal lounge, depending on your lifestyle! The two rooms offer period fireplaces, one being a multifuel and installed by the vendor and the other an original open fireplace, both illuminated by two devastatingly beautiful Georgian style sash windows, dressed in classic white shutters feeding the outstanding beauty of the cottage.

To the rear of the property lies the open plan kitchen/diner styled with cream country inspired base and wall units, integrated gas hob/cooker and a deep farmhouse sink. A pretty cottage window from the kitchen looks through the sunroom and outwards to a delightful private garden at the rear. Perfect for families with young children wanting to keep a watchful eye whilst cooking dinner! The dining area offers plenty of space to house a table and chairs whilst a sister window overlooks the garden and rear entrance. Completing the ground floor accommodation is a smart downstairs toilet cleverly incorporated under the stairs and a spacious sunroom with storage cupboard.

Upstairs is where you really start to see the character unfold with exposed beams and an undisputed view across the 'high street'. The first floor offers two double sized rooms, a single/office room, plenty of storage space and large family bathroom.

- Prime position on Wrington 'High Street'
- Outstanding school catchment
- walking distance to local amenities

The two front bedrooms have identical floor to ceiling sash windows, the second bedroom benefits from a thoughtful built-in wardrobe whilst the master offers two over the stair's closets, one with an obscured window. There is the option of knocking these through and making a master ensuite, in turn possibly adding value to the property. The third bedroom is towards the rear overlooking the garden and graced with original beams. This room offers plenty of space to house a single bed and traditional furniture, whilst coming equipped with an additional storage cupboard. The family bathroom is large in a minimalistic design, fitted with a white three piece suite and tiled surround. This room's design is accentuated by the exposed beams and floor level obscured window.

The garden is low maintenance and covered with sweet bushes/shrubs and enclosed by a beautiful garden wall. The rear of the property can be accessed through a high wooded gate leading towards the two private parking spaces.

If you know Wrington it will be for this very 'High Street', quintessential in nature and brimmed with quirky art shops, local coffee shops and community spirit!

## 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 the local café.

**EPC rating TBA**

**Our vendor says ...** Delightful and much-loved period cottage in the very heart of a wonderful community of kind-hearted people. A truly unique village and a charming, cosy property with an enchanting private walled garden – a wonderful place to call home.

**We have noticed ...** A real delight and chance to own a staple part of Wrington's historic 'High Street'.



## 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, 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](http://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 Lutsgate and a mainline railway station at Yatton.

## PROPERTY DETAILS

**RECEPTION ROOM ONE** 13' 00" x 10' 80" (3.96m x 5.08m)

**RECEPTION ROOM** 13' 00" x 11' 15" (3.96m x 3.73m)

**KITCHEN DINER** 25' 36" x 8' 20" (8.53m x 2.95m)

**SUNROOM** 16' 28" x 7' 63" (5.59m x 3.73m)

**DOWNSTAIRS TOILET** 6' 00" x 3' 80" (1.83m x 2.95m)

**MASTER BEDROOM** 13' 00" x 11' 00" (3.96m x 3.35m)

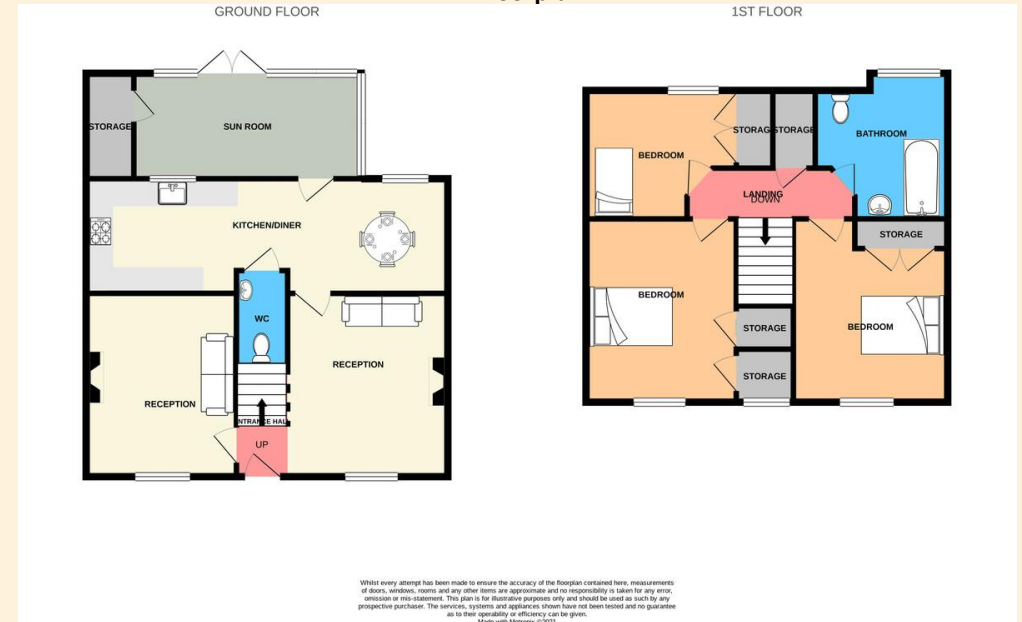
**BEDROOM TWO** 9' 05" x 11' 10" (2.87m x 3.61m)

**BEDROOM THREE** 10' 20" x 8' 30" (3.56m x 3.2m)

## BATHROOM

9' 40" x 6' 90" (3.76m x 4.11m)

## Floorplan



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