



Wynhays
Station Road, Wrington, Bristol, BS40 5LL

Robin King | Estate Agents

WYNHAYS, STATION ROAD, WRINGTON, BRISTOL, BS40 5LL

A deceptively spacious, characterful 4 bedroom semi-detached Victorian family home providing well balanced flexible accommodation plus a delightful enclosed rear garden in a highly regarded North Somerset village with excellent amenities.

APPROX 1,701 SQ FT FLEXIBLE FREE-FLOWING ACCOMMODATION • CHARACTER FEATURES INCLUDING DECORATIVE CORNICework AND FEATURE FIREPLACES COMBINE WITH CONTEMPORARY STYLE AND FUNCTION • CALM NEUTRAL DÉCOR THROUGHOUT • PRETTY, ENCLOSED REAR GARDEN WITH SHED • POTENTIAL TO CREATE OFF STREET PARKING SUBJECT TO THE RELEVANT CONSENTS • POPULAR VILLAGE WITH “OUTSTANDING” PRIMARY SCHOOL AND EXCELLENT AMENITIES INCLUDING SHOPS, CAFES AND PUBS • IN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • YATTON STATION WITHIN 4.6 MILES FOR MAINLINE RAIL SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 8.7 MILES/BRISTOL AIRPORT 5.4 MILES/ CENTRAL BRISTOL 13 MILES (ALL DISTANCES APPROX)

Believed to date to the 1870s, Wynhays has been the subject of a comprehensive programme of improvement and refurbishment to create a very stylish, comfortable family home. Featuring light and airy rooms, polished wooden floors and stripped wooden doors, charming character features combine well with modern functionality.

Wynhays is situated along Station Road and upon entry one is immediately struck by the spacious accommodation within. The entrance lobby, hallway sitting room and dining room are fitted with attractive polished wooden floorboards, creating a good sense of flow to the downstairs space.

The light and airy, generous sitting room is at the front of the house, with character features including a triple bay window and original fireplace with slate hearth inset with a wood burner (in need of repair/refurbishment). The spacious dining room is also light and airy, with room to accommodate a large dining table, and there is an attractive contemporary feature “fireplace” opening with slate hearth, along with good under-stairs storage.





The well planned contemporary kitchen incorporates a good range of navy wall and base units and attractive hexagon wall tiles. Integrated appliances include a fridge/freezer and a dishwasher: there is a deep butler's sink, 2 Bosch ovens and an induction ceramic hob and a part-glazed stable door provides direct garden access.

Beyond the sitting/dining area is an additional room currently used as a family/play room, with French doors opening onto the garden beyond. Contemporary features including a vertical radiator and down lighters combine beautifully with a sash window, giving a sense of character. Stairs lead up to a self-contained first floor bedroom (currently used as a home office) with a stylish en-suite shower room fitted with white metro tiles and a curved shower enclosure.

Also on the first floor, accessible via the main staircase, is a large family bathroom with a bath and separate shower enclosure, along with 2 bedrooms including the principal bedroom situated to the front of the property, fitted with 2 sash windows with bespoke colonial shutters. On the second floor is an additional double bedroom with 3 Velux windows.

Outside – The front garden is mainly gravelled with a mature hedge and some shrubs. The delightful enclosed rear garden incorporates various zones including a generous terrace shaded by 2 beautiful acers, which is accessible from the kitchen and the family room – ideal for relaxing and alfresco dining. A central raised bed separates the terrace from the main part of the garden, which is mainly laid to lawn with gravelled paths and a wide range of mature shrubs and trees including a plum tree, along with a large garden shed. From the garden there is access to the utility/outbuilding housing the boiler with space for a washing machine and a tumble dryer (and offers opportunity for redevelopment subject to the necessary permissions). A wooden gate provides access to a pedestrian path leading to Westward Close.



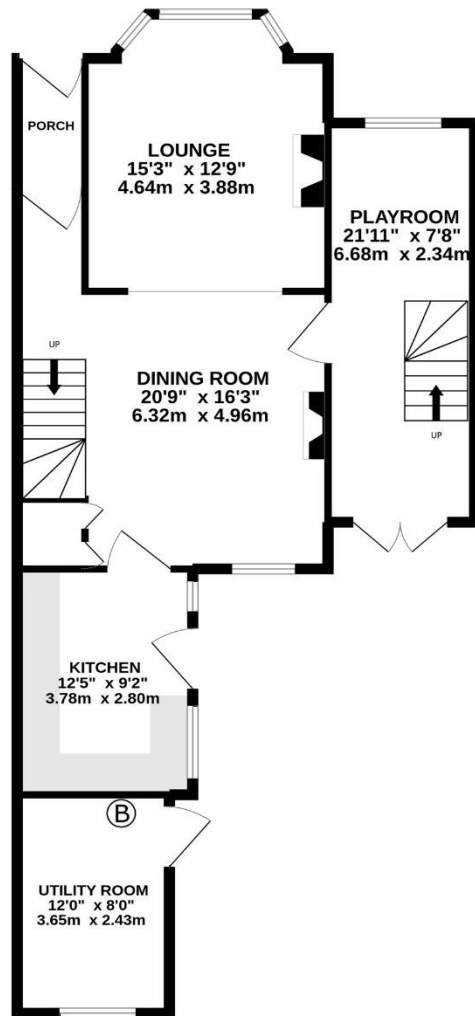


LOCATION - Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 13 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8.7 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is 5.4 miles away. Regular mainline railway services are available within 4.6 miles from Yatton station.

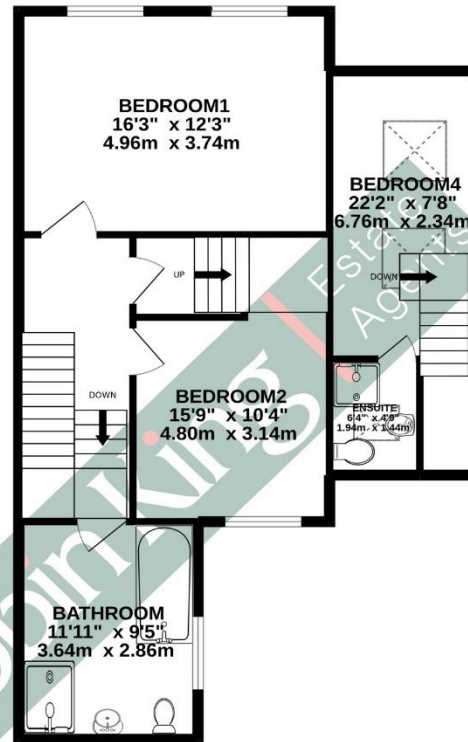




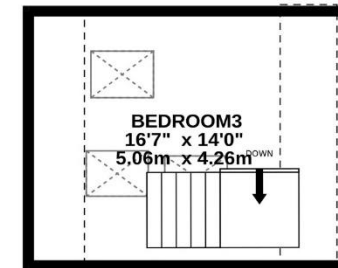
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1701sq.ft. (158.0 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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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 the centre of Wrington, take Station Road towards Langford and Bridgwater, passing both All Saints Church and the turn to Brooklyn on the right. Wynhays is a little further beyond, on the right hand side, with unallocated on street parking nearby.

SERVICES – All mains services are connected

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - E £2,537.13 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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