



**20 Yeomans Orchard**  
**Wrington, Bristol, BS40 5NT**

**Robin King** | Estate  
Agents



## 20 YEOMANS ORCHARD, WRINGTON, BRISTOL, BS40 4NT

A wonderfully located 3 bedroom, 2 bath/shower room bungalow with delightful cottage style gardens, far reaching rural views, ample parking and garage in a popular village location with excellent amenities, convenient for access to Bristol and beyond.

**APPROX 1284 SQ FT ACCOMMODATION • FREE-FLOWING FLEXIBLE SPACE • BEAUTIFUL GARDENS WITH VIEWS TO MENDIPS • 3 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • 5.7 MILES TO YATTON STATION FOR MAINLINE SERVICES TO BRISTOL AND BEYOND – PADDINGTON 114 MINS • BRISTOL AIRPORT 4.4 MILES/BRISTOL 12 MILES/M5 JCT 22 8 MILES (ALL DISTANCES APPROX)**

20 Yeomans Orchard is just perfect for those looking for a feeling of space and an open outlook together with easy access to the sought after village of Wrington. This type of property in such a popular location rarely comes to the market, so be sure to book a viewing.

Situated in the middle of a good sized plot, there is parking and a double garage along with a sheltered low-maintenance front garden. Gated paths to either side of the house provide convenient access to the rear.

The property welcomes you into an entrance hall with cloakroom. A doorway takes you through to the dining room with oak flooring and storage, this room offers a more formal space for entertaining. To the left a large kitchen/breakfast room gives plenty of space for informal eating and is well fitted with a good range of solid oak units with granite work tops. In addition to a built-in oven and hob, space for dishwasher, washing machine, tumble dryer and fridge, an ESSE range adds character to the kitchen.

A highlight of the home is the comfortable sitting room with gas fireplace with a tiled conservatory off, which provides a lovely place to sit and enjoy the beautiful garden views and also gives direct access to an outside terrace.

There are also 3 bedrooms; the good sized principal has fitted wardrobes and an en-suite wet room and there is also a family bathroom with underfloor heating.







### **Outside**

The delightful, beautifully maintained cottage style gardens contain a range of mature plants together with established trees and is fully enclosed and private. A raised deck overlooks it and is the perfect spot for enjoying the stunning far reaching views to the church and Mendip Hills beyond; a retractable electric awning provides shade for those sunnier days. In addition, to the rear of the property is a separate wildlife garden with raised terrace and a beautiful olive tree. A real paradise for spotting the local flora and fauna.

### **Location**

Wrington is a highly regarded village with excellent amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the well regarded Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 12 miles southwest of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8 miles, Bristol Airport approximately 4.4 miles distant and access to a mainline railway station at Yatton is also within 6 miles.

### **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.

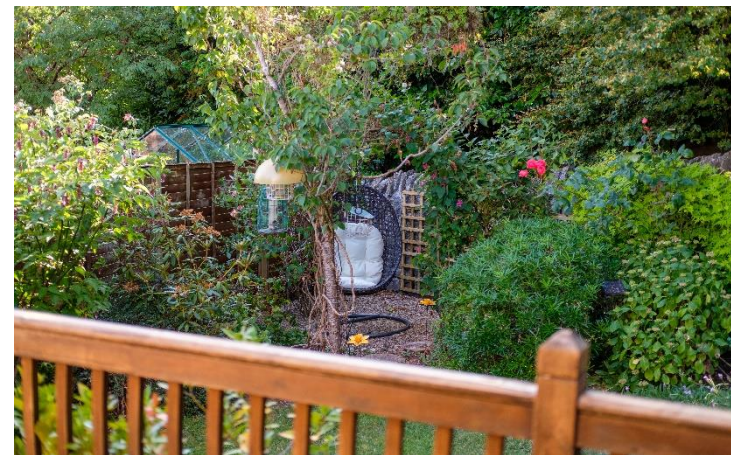
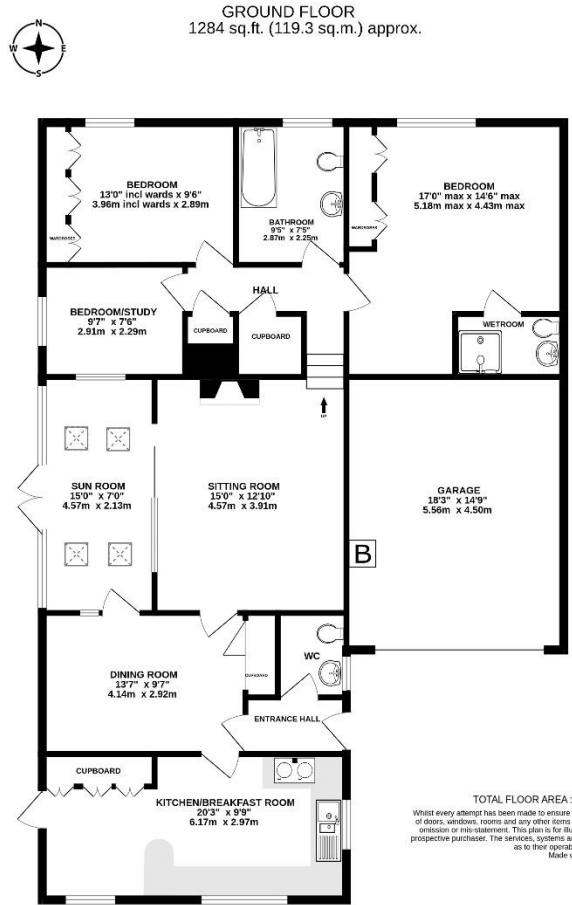


**DIRECTIONS** – upon leaving Robin Kings office turn left and then immediately right at the lights, proceed through the next lights and then take the second right after Tesco’s, stay on this road until you approach the village of Wrington. Turn left into Chapel Lane, then follow the road round to the right and take the first turning on the right into Yeomans Orchard where the bungalow is the first in the cul-de-sac to the right hand side.

**SERVICES** – All mains services

**EPC RATING - C**

**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 1



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