



Mulberry Cottage
Church Walk, Wrington, Bristol, BS40 5QQ

Robin King | Estate Agents

MULBERRY COTTAGE, CHURCH WALK, WRINGTON, BRISTOL, BS40 5QQ

A unique and substantial newly renovated 6-bedroom detached period family home with flexible accommodation with a mature garden, garaging and outbuildings in the centre of a highly regarded village with excellent facilities.

APPROX 4,045 SQ FT LIVING ACCOMMODATION • SET IN GROUNDS APPROACHING 1/3 ACRE • LARGE KITCHEN/BREAKFAST ROOM • SPACIOUS RECEPTION HALL • DINING ROOM AND CONSERVATORY • SUPERB DRAWING ROOM WITH GARDEN ROOM • HUGE GARAGE WITH SPACE FOR MULTIPLE CARS • APPROX 500 SQ FT OUTBUILDINGS WITH ANNEXE POTENTIAL (STPP) • WELL MAINTAINED GARDENS WITH MATURE BORDERS AND TREES • DESIRABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES • WITHIN 4.4 MILES OF YATTON STATION FOR MAINLINE SERVICES TO BRISTOL (16 MINS) AND BEYOND – LONDON PADDINGTON FROM 114 MINS • M5 WITHIN APPROX 8 MILES AT JCT 20 OR JCT 21

Mulberry Cottage is a substantial property of great character with a beautiful private garden set in the heart of Wrington village. A much-loved family home for many decades, Mulberry Cottage has recently undergone a total refurbishment and now combines traditional character features such as open fireplaces, ceiling beams and sash windows with modern convenience.

A charming front door on Church Walk leads one straight into a capacious reception hall. With beamed ceiling, window seats and a wide inglenook fireplace featuring an electric wood burner style heater this airy room creates a real “wow factor” as you are led through to the rest of the ground floor rooms.

Immediately to the left is a fully tiled cloakroom/wet room with underfloor heating. A small hallway from here leads to an expansive study with built in cupboards and ample space for two desks. Walking through an archway you are taken through to a huge double height ceiling drawing room with under floor heating and roof windows that let light flood in. This lovely space was formerly a music room complete with organ loft which has now cleverly been adapted into a galleried area adding charm and interest to the property.





This room flows seamlessly into a superb, bay windowed glazed garden room with French windows opening on to a dining terrace, perfect for a BBQ and entertaining friends.

To the right of the sitting room is a hallway with an impressive staircase and feature arched window which leads to the dining room/conservatory. A lovely light, bright room, once again overlooking and opening out with French windows on to the garden; it is the ideal space for parties and family gatherings.

Double doors open to a spacious, newly fitted kitchen/breakfast room. With ceramic flooring and a shaker style cream kitchen with solid oak worktops this beautiful room is extremely well equipped. Integrated appliances include a full-size fridge, freezer, double sink with mixer and Quooker hot water tap, 2 integrated wine coolers and space for a range cooker. A passageway off gives useful rear access to the property and further storage. To the right of this is a utility room/downstairs cloakroom.

There are 3 separate staircases leading to the upstairs accommodation. Set over two floors with ample flexible space there are 6 double bedrooms in addition to 3 newly fitted bathrooms (2 en-suite) and an additional cloakroom.

The principal bedroom is wonderfully light and impressive, with a marble fireplace and 2 elegant 12-pane sash windows with shutters and wonderful garden views. If so desired there is potential to integrate bedroom 4 and create a 550 sq ft self-contained principal "suite" with dressing room and bathroom. There are 2 further double bedrooms on this floor – both offering extensive space. A latched door conceals stairs to the 2nd floor landing. This large landing again continues the theme of this property offering a generous space which gives access a further two substantial double bedrooms.







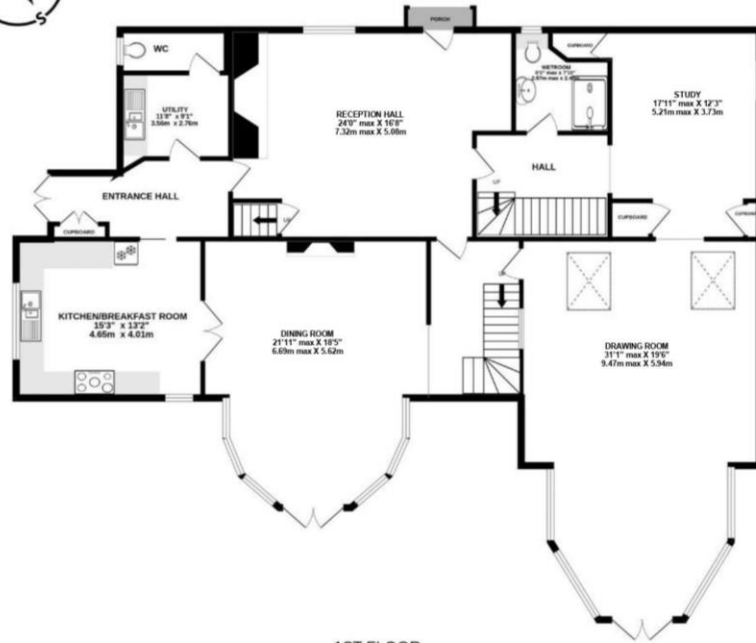
Outside - The lovely, private garden area immediately to the rear of Mulberry Cottage includes a good-sized level lawn bordered by established shrubs, bushes and trees including a willow and yew, along with an orchard area of assorted fruit trees. A neat pathway to the side connects to the wide paved terrace running across the back of the house, creating a wonderful space to sit and enjoy the surroundings, or for al fresco dining.

Along the drive to the left-hand side is a detached garage with space for multiple cars. It also includes a workshop area and mechanical pit. To the right there is also an independent two-storey building currently arranged as a gym with additional storage to the first floor, this is in addition to a separate huge garden store. In total the garage and outbuildings total an enormous 1,800 sq ft and offer superb potential for an annexe or other uses STPP.

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 well-regarded Churchill Academy and Sixth Form, Sidcot and Wells. Situated on the north side of the Mendips, there is beautiful surrounding countryside for activities including walking, riding and golf.. Bristol International Airport is within 4 miles and access to the M5 motorway approx. 8 miles away, at Jct 20 Clevedon or Jct 21 St Georges. Mainline railway services are available within 4.4 miles from Yatton station – London Paddington from 114 minutes.



GROUND FLOOR
2060 sq.ft. (191.4 sq.m.) approx.



1ST FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



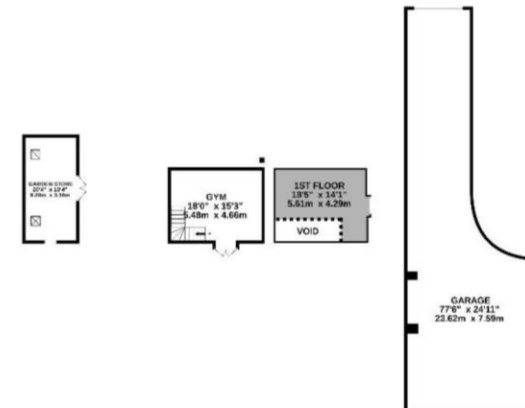
2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 4045 sq.ft. (375.8 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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Outbuildings and garaging for 6/7 cars
Approx 1,800 sq ft (not to scale)



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 – Church View is located off Silver Street, and Mulberry Cottage is the third property along on the left hand side.

EPC RATING - F

SERVICES – Gas central heating, all mains services are connected plus solar panels

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band G £3,288.57 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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