



East Cottage, Broad Street, Wrington, Bristol, BS40 5LD

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- Period Cottage in Village Location Circa 1200sqft
- Open Plan Living Space with Log Burner
- Modern Kitchen with Range Style Cooker
- Principle Bedroom with Freestanding Bath
- Two Further Bedrooms
- Modern Bathroom
- Roof Terrace
- Courtyard Garden
- Easy Walk to Shops and Pubs
- NO FORWARD CHAIN



## GREAT COTTAGE IN A CHARMING VILLAGE!

Absolutely charming cottage in the heart of Wrington! This period gem has been lovingly renovated, creating an open-plan space with delightful touches like sash windows, wooden floors, and a cosy log burner. The modern kitchen has a stylish range cooker, ample storage, and appliances. Step out into the enclosed courtyard for some alfresco dining or head up to the roof terrace for another great space to unwind!

Upstairs the three generously sized bedrooms and a modern bathroom are arranged across the top two floors. The main bedroom is a standout, featuring a freestanding bath that adds a touch of luxury and style to the space.

This property is an absolute must-see to truly grasp its unique layout and character. Don't hesitate-reach out to our friendly team for a viewing. No Forward Chain

**Wrington** is a large and vibrant village on the north slopes of the Mendip Hills in North Somerset. It is highly regarded in the local area, providing an excellent range of shops and amenities including a pub, post office, café, dentist and pharmacy along with a primary school rated outstanding, with secondary schooling nearby at the well-regarded Churchill Academy and Sixth Form, Sidcot and Wells. It nestles in beautiful surrounding countryside and there are many outside activities including walking, riding and golf. The village is perfectly placed for commuting to both Bristol and Bath. Bristol International Airport is just 4 miles distant and access to the M5 approx. 8 miles away. Mainline railway services are available at Yatton station, some 4.5 miles away with a regular service to London Paddington and to the wider national train network





Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>99 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

GROUND FLOOR  
535 sq ft (49.7 sq m.) approx.



FIRST FLOOR  
383 sq ft (35.6 sq m.) approx.



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



TOTAL FLOOR AREA : 1171 sq ft. (108.8 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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### ROOM DIMENSIONS

#### Ground Floor

HALL 3'5" x 5'8"  
SITTING ROOM 15'4" x 12'1"  
DINING ROOM 9.0" x 8'1"  
KITCHEN 15'4" x 16'6"  
LOO 6'4" x 4'3"

#### First Floor

LANDING 6'8" x 8'4"  
BEDROOM 15'4" x 9'5"  
BEDROOM 15'4" x 13'4"  
BATHROOM 6'0" x 11'7"  
SUN TERRACE 5'7" x 7'2"

#### Second Floor

BEDROOM SUITE 15'6" x 21'5"



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