



The Old Chemist Shop
Silver Street, Wrington, BS40 5QE

Robin King | Estate Agents

THE OLD CHEMIST SHOP, SILVER STREET, WRINGTON, BS40 5QE

A spectacularly renovated semi-detached 2 bedroom cottage set in the heart of the popular village of Wrington with easy access to Bristol and beyond.

Approx 1,043 sq ft of beautifully renovated accommodation • Custom hand built kitchen • Stylish bathroom with designer finishes • 2 double bedrooms • Stunning sitting room with inglenook fireplace • Outdoor seating area • Easy access to M5, Bristol airport and mainline railway services • NO ONWARD CHAIN

The Old Chemist shop believed to date back to the 1750's is one of the oldest properties in Wrington and is packed full of character. The current owners have recently completed a top to toe renovation of this lovely property to an extremely high standard with Farrow and Ball paintwork, bespoke oak joinery and high quality fittings throughout. This has created a beautifully finished property that is ready to move into and with its central village location in the popular village of Wrington is sure to attract attention, so be sure to book a viewing.

An attractive front door welcomes you straight into the large sitting room with solid oak flooring. A lovely feature fireplace with a slate hearth, traditional lintel and exposed brickwork has a quaint inglenook seat so you can sidle up to the dual fuel burner on cold winter evenings. In the corner is a beautifully crafted spiral staircase to the first-floor accommodation. Heading right leads into the dining room/snug. Another cosy room it has a large window and is fully carpeted with a view to the front street.

To the rear is the bespoke custom built kitchen with solid oak waterfall worktops. Cleverly designed to incorporate lots of useful drawer space it has an integrated Simens dishwasher, and Bosch fridge. Contemporary stylish lighting perfectly complements the units and worktops to create a chic space. A useful utility area to the rear with access to a courtyard offers space for a washing machine and dryer.

Completing the ground floor accommodation is a gorgeous bathroom with a freestanding bath, large drench shower finished in Tadelakt Moroccan plaster and Ted Baker floor tiling with underfloor heating adding a modern and colourful twist.

Upstairs are two double bedrooms, one with a basin and toilet and both with skylights meaning they are bright and airy. With a landing space between suitable for a desk this would make a useful extra area if working from home.





Outside – in addition to the small internal courtyard, the Old Chemist also has a small fenced outside space to the left of the property with ample space for a table, chairs and bin storage.

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 is 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 – from Wrington High Street take a left into Silver Street. The Old Chemist Shop can be found about 100 yds on the left.

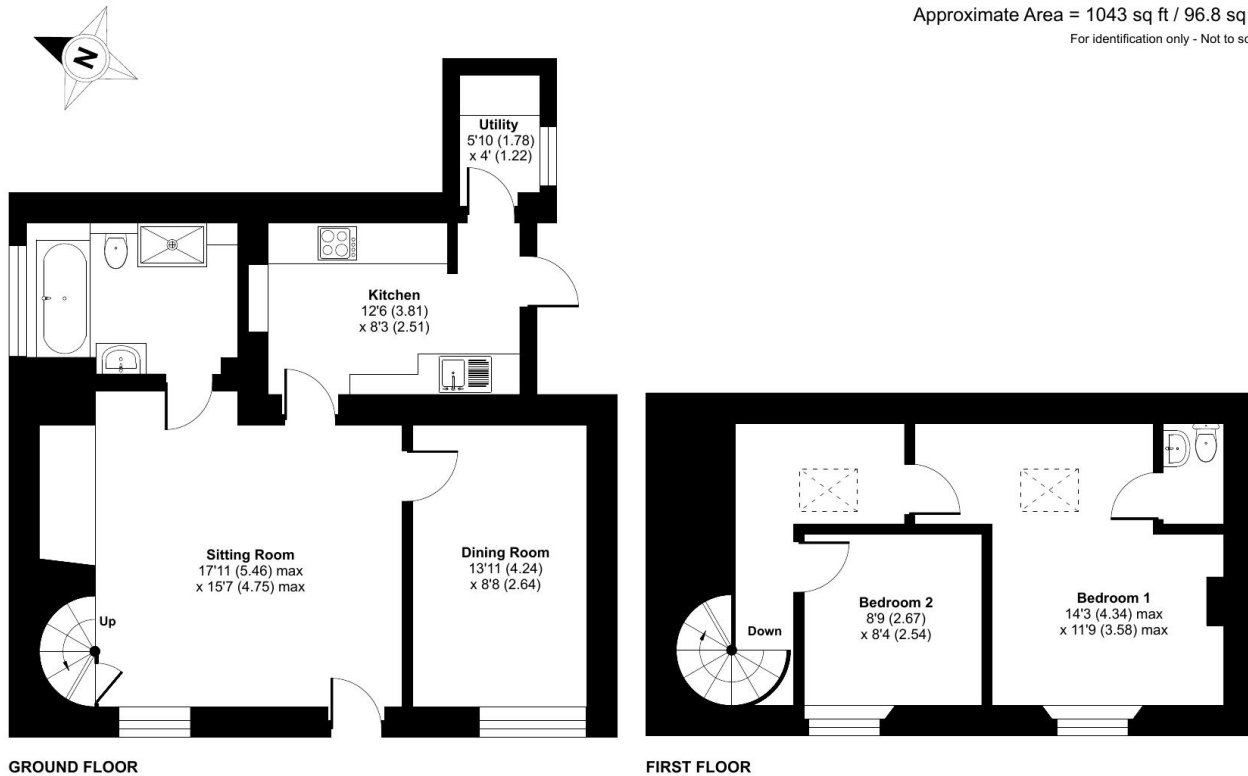
SERVICES – All mains services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** TBA £xxxx (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Silver Street, Wrington, Bristol, BS40

Approximate Area = 1043 sq ft / 96.8 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1060897

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