



The Cottage The Triangle

Wrington, Bristol

A newly refurbished and renovated 3 bedroom cottage in a popular central village location with off street parking, private enclosed gardens that is convenient for access to Bristol and beyond.

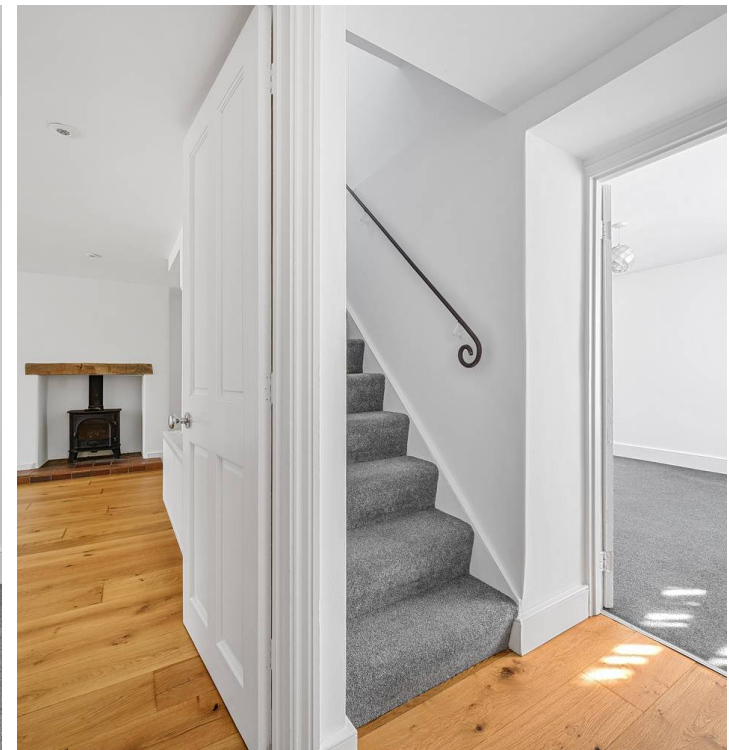
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approx 1,127 Sq.Ft Of Flexible Accommodation
- Large Newly Refurbished Kitchen/Dining Room
- 3 Good Sized Bedrooms
- Elegant Family Bathroom With Bath And Shower
- Private Parking For 2 Cars With EV Charging Point
- Fully Enclosed Garden
- Central Village Location
- Easy Access To Yatton Railway Station/ M5 And Bristol Airport
- NO ONWARD CHAIN





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Wrighton, Bristol

The Cottage is a well-presented three bedroom semi-detached property that is believed to date back over 200 years. The current owners have recently completed a comprehensive renovation of this lovely property with a stylish new kitchen and bathroom and redecoration throughout with neutral tones. The result is a finished home that is ready to move into. With its central location in the sought-after village of Wrighton, it is sure to attract attention, so be sure to book a viewing.

An attractive front door welcomes you into the porch, which leads to a hallway with a useful cupboard with plumbing for a washing machine. To the right is the spacious sitting room which is smartly carpeted and decorated with crisp white walls. It features an original cast-iron fireplace as its focal point, along with built-in cupboards and shelving in the chimney recess. The dual-aspect windows, including one with shutters and a window seat, ensure this airy room is full of character and filled with natural light.

The kitchen/dining room has been similarly refurbished with a practical wooden floor, a feature fireplace with an inset log burner and a newly installed contemporary kitchen finished in grey units with complementary terrazzo-effect worktops and a turquoise glass splash back. A good range of wall and base units houses an integrated oven, gas hob, chimney extractor fan, dishwasher and space for a fridge freezer. A bi-fold door seamlessly blends the indoor and outdoor spaces, opening onto a dining terrace—perfect for enjoying a BBQ or alfresco dining.



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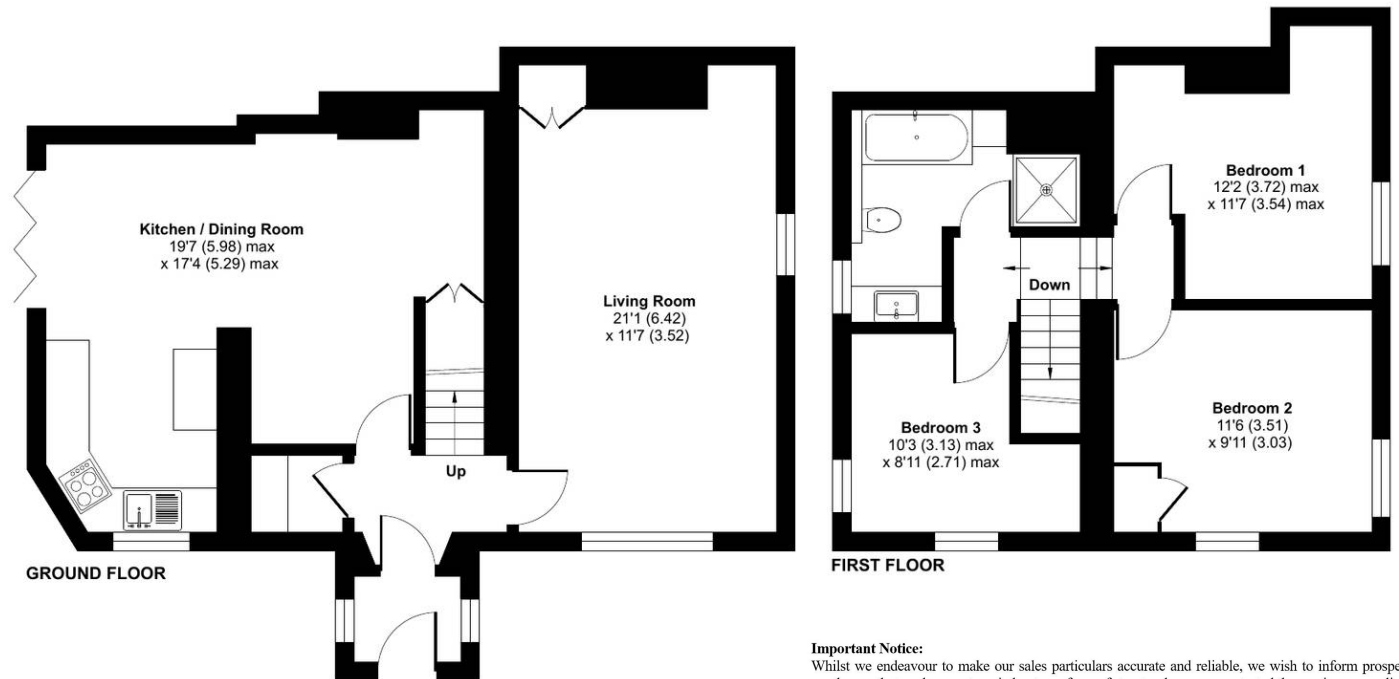
Upstairs, you will find three bedrooms: two doubles and one generous single. All have been recently redecorated and are presented in excellent condition. A well-proportioned family bathroom with panelling completes the upstairs accommodation, featuring a magnificent walk-in shower, built-in storage, and a separate bath.

Outside

The Cottage is set back behind a traditional stone wall and has a small low maintenance front garden,. To the rear is a fully enclosed garden with attractive stone walling and newly installed featherlap fencing. This private space features mature borders and attractive shrubs that enhance the sense of privacy. The garden is mainly laid with lawn and a gate at the rear provides access to off-street parking for the property.

Location

Wrighton is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.



The Triangle, Wrighton, Bristol, BS40

Approximate Area = 1127 sq ft / 104.7 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). © nchecon 2024. Produced for Robin King LLP. REF: 1190625

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.

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