



Robin King | Estate Agents

Highlands, Ham Link, Burrington - BS40 7AR

Highlands Ham Link

Burrington, Bristol

A spacious, 3-double-bedroom, 1930s detached country home set in ½ acre of gardens with magnificent panoramic views over Wrington Vale. Highlands is situated conveniently close to local facilities and excellent schooling and offers easy access to Bristol and beyond

Council Tax band: F

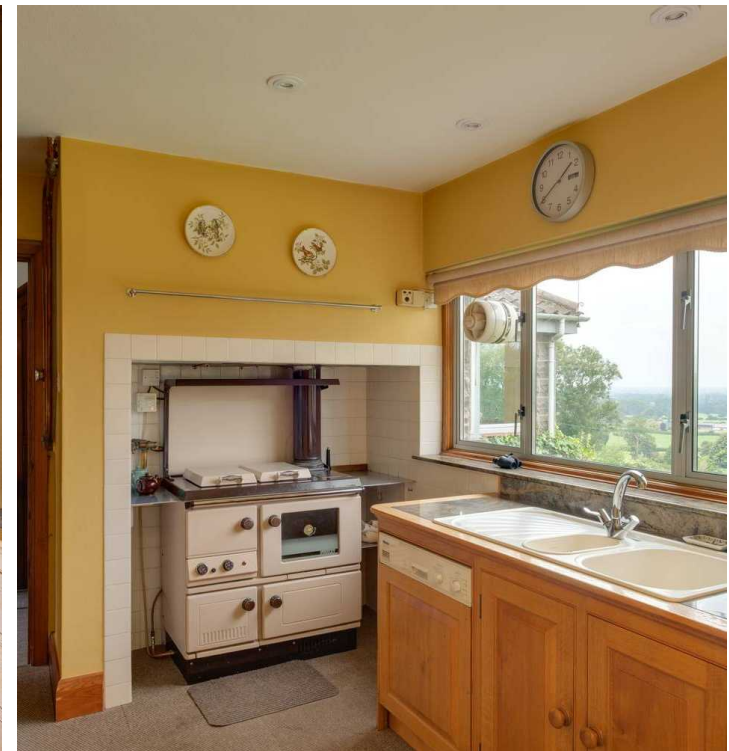
EPC Rating: G

Tenure: Freehold

All Mains Services

- Approx 1495Sq Ft Of Flexible Accommodation
- 3 Double Bedrooms
- Spacious Double Reception Room And Separate Dining Room
- Large Garden
- Spectacular Panoramic Views
- Detached Garage And Carport
- Set In Grounds Of ½ Acre
- Large Outbuilding And Ample Driveway Parking
- In Catchment For Popular Local Schools

Highlands, built in 1936, benefits from an exceptional elevated location that offers breath taking panoramic views over farmland towards Wrington Vale, and on a clear day, towards the Bristol Channel and Wales. Owned by the same family for the last 76 years, it is presented in excellent order and offers over 1,495 sq. ft. of flexible family accommodation. While it could benefit from slight modernisation, viewing of this property is highly recommended. Its location on the outskirts of the popular village of Burrington, opportunity for enhancement, and fantastic far-reaching views are sure to attract attention.







Highlands, Ham Link

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Highlands is set back from the lane with a very attractive front garden, featuring a lawn and an abundance of mature cottage plantings in the borders. The driveway provides ample parking. Entering the property through a glazed front door, framed by a pretty clematis, the hallway greets you with the original striking wood panelling, practical under-stairs storage, and a downstairs cloakroom.

To the left is the sitting room, which immediately presents you with a spectacular panoramic view of the surrounding countryside. A double-sized room, it features a spacious sitting area with an open fireplace and stone surround, perfect for a cosy winter's evening. The far end of the room has triple-aspect windows that seamlessly bring the outside in, making it the perfect spot to take in the stunning surroundings. A door also opens onto an attractive patio area in the front garden.

To the right is the dining room. With a picture rail and deep skirting boards, this is an elegant space with views of the garden.

The kitchen/breakfast room lies to the rear of this property. Plenty of windows ensure you can enjoy the panoramic views that make this home so special. It is fully fitted with beautiful bespoke custom-built oak units and granite worktops. It also features an integrated fridge and dishwasher, along with a traditional Stanley range tucked inside the chimney breast. The spacious breakfast area has room for a table and a charming bench seat from which to enjoy the views.

Completing the ground floor accommodation is a utility/boot room with space for a fridge freezer, tumble dryer, and plenty of storage for wet weather gear. It also has a back porch with access to the front garden.

Upstairs, the landing has a gorgeous oak-panelled balustrade. From here, there is access to three double bedrooms, each benefiting from rural views. Two of the bedrooms also have custom-built fitted wardrobes. There is a family bathroom, a separate toilet, and a practical airing cupboard.



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Outside: Set centrally on a plot of just under ½ acre, the property also benefits from ample driveway parking, a garage with an up-and-over door, and a carport. Behind the garage is a large, elevated outbuilding with an electricity supply, which would make an ideal home office or garden studio, subject to any necessary planning permissions. The garden features a rolling lawn that leads down the hillside and has been landscaped with borders filled with shrubs and perennials, together with an orchard area and vegetable garden.

Location: The popular and convenient village of Burrington offers a primary school, church and social facilities with a more comprehensive range of shops available at the nearby villages of Churchill and Wrington. Churchill has a large, modern medical practice in the village and a handy petrol station and supermarket close by. Secondary schooling is situated in Churchill, Sidcot and Wells. Bristol International Airport is within 5.0 miles, and central Bristol 13 miles (all approx.). There is access to the M5 within 9.0 miles (Jct 21 St George's) and mainline railway services within 7.7 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.

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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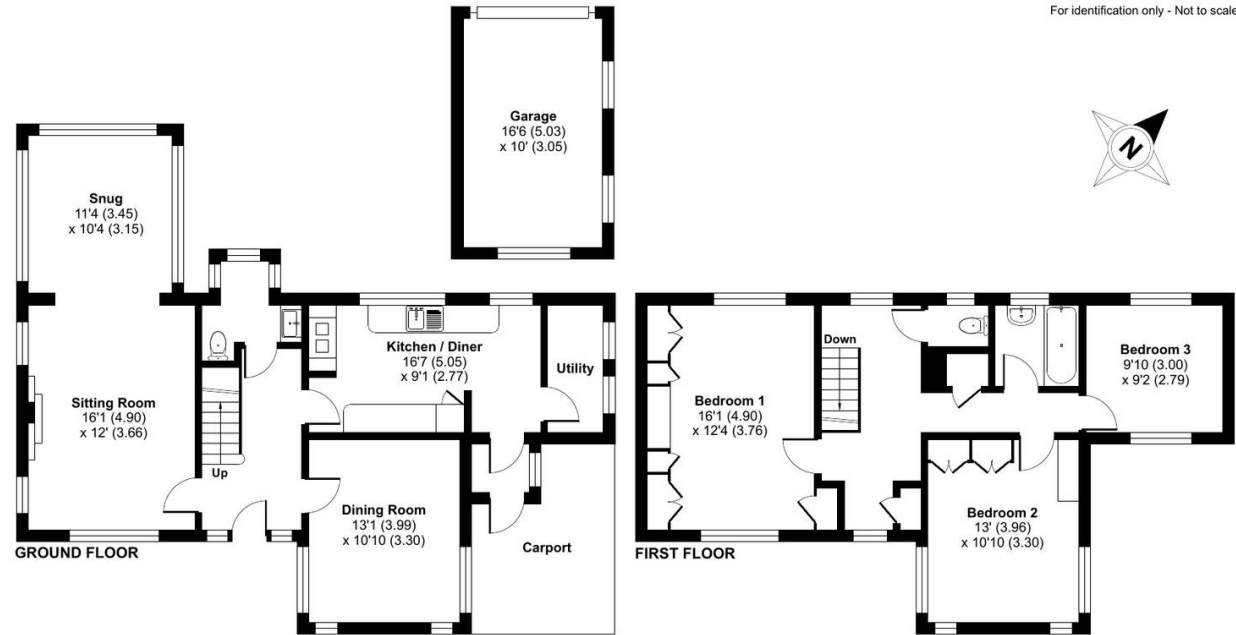
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Approximate Area = 1495 sq ft / 138.8 sq m (excludes carport)

Garage = 165 sq ft / 15.3 sq m

Total = 1660 sq ft / 154.1 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). © ncthecom 2024. Produced for Robin King LLP. REF: 1180422

