



Yeobank Beam Bridge

Wrington, Bristol

An impressive, 5 bedroom detached country residence with magnificent views set in glorious parkland like grounds of over an acre. Set in a tucked away location in the popular village of Wrington it is convenient for access to Bristol and beyond.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Approx 4,336 sq ft of flexible accommodation
- 5 bedrooms and 2 bathrooms (1 en-suite)
- 5 very generous reception rooms
- Set in over an acre of an acre grounds with spectacular rural views
- Beautifully maintained property
- Garage and outbuildings extending to 2,000 sq ft
- Popular village of Wrington with excellent local amenities
- Easy access to Bristol Airport/M5/mainline railway services and Bristol city centre
- NO ONWARD CHAIN







Yeobank Beam Bridge

Wroughton, Bristol

Yeobank is an impressive country residence offering approximately 4,336 square feet of well-designed living space. In addition, the property includes an expansive 2,000 square feet of extra space in the double garage and outbuildings. With five bedrooms and four spacious reception rooms—one featuring a galleried and vaulted ceiling—this home provides flexible and well-proportioned accommodation for modern family living. Situated on the outskirts of the sought-after village of Wroughton, Yeobank benefits from excellent local amenities, transport links, and quality schools.

The property is approached through electronically controlled wrought iron gates, flanked by mature trees that open onto a sweeping block-paved driveway. At the centre of the drive is a striking fountain, creating a stunning focal point in front of the entrance to this traditional stone and render built home.

A charming storm porch with welcoming front door, opens into a spacious hallway with convenient storage for coats and shoes. To the left is a utility room, and directly ahead are a cloakroom and bedroom five, which is currently used as a home office.

Behind here is the first reception space – an informal sitting room which features a beautiful stone inglenook fireplace, picture rail, and ornate coving, creating a warm and cosy atmosphere. French doors open to the garden terrace beyond.

Moving back to the hallway, the spacious kitchen/dining room is located to the right. This stylish, fully fitted kitchen features elegant cherry wood units with contrasting black granite worktops. As well as ample floor and wall units there is a central island, an integrated dishwasher and space for wine fridge, a range cooker and an American-style fridge freezer. The kitchen also has a traditional built-in dresser and space for a large breakfast table which offers lovely views over the surrounding farmland, creating a serene backdrop for daily living.

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For more formal dining there is a spacious and elegant dining room that features a marble fireplace and French doors opening onto the garden and outdoor dining terrace. A staircase rises from the here to a galleried half-landing, currently arranged as a snug or sitting area, offering the perfect space to relax and enjoy the home's charm.

Towards the rear of the property lies the family room. A large and airy space with high ceilings and a generous inglenook fireplace it has French doors which seamlessly connect the room to the garden, blending indoor and outdoor living with ease.

Upstairs, the master suite is a luxurious retreat, offering a large bedroom with extensive fitted wardrobes, a spacious seating area with breathtaking views, and a light-filled en-suite bathroom complete with both a shower and a bath and an array of fitted cupboards together with convenient under-eaves storage.

Completing the generous living accommodation, upstairs there are three sizable double bedrooms, all served by a spacious and well-appointed family bathroom. There is also a large study with a vaulted pine-clad ceiling which provides an ideal workspace.

Garden

The gardens are a real highlight of Yeobank. Wonderfully private they extend to over an acre and adjacent to the home there is gorgeous terracing with wide shallow steps leading to a magnificent lawn. Surrounded by trees including beech and multi stemmed laurel the current owners have created a parkland like feel which is complimented by the cornfields and arable views, together with long views towards the Mendip hills. The left-hand boundary has the Yeo brook running alongside with a quaint bridge and to the rear screened wildlife area making this a really special refuge and haven for wildlife.

Complimenting the grounds is a series of outbuildings including a double garage with up and over doors, substantial first floor storage space and outside loo. There is also a useful storage shed.



Yeobank Beam Bridge

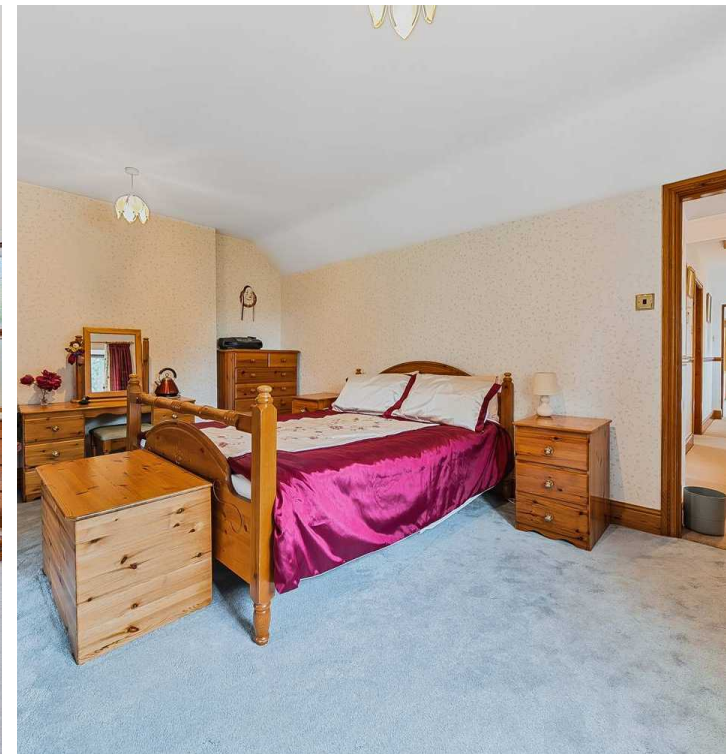
Wrington, Bristol

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Location

Wrington 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.



Beam Bridge, Wrington, Bristol, BS40

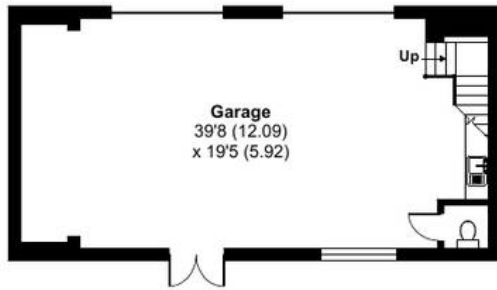
Approximate Area = 4336 sq ft / 402.8 sq m (excludes void)

Garage = 1282 sq ft / 119 sq m

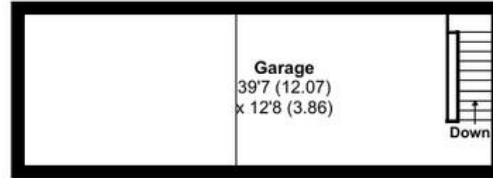
Shed = 794 sq ft / 73.7 sq m

Total = 6412 sq ft / 595.6 sq m

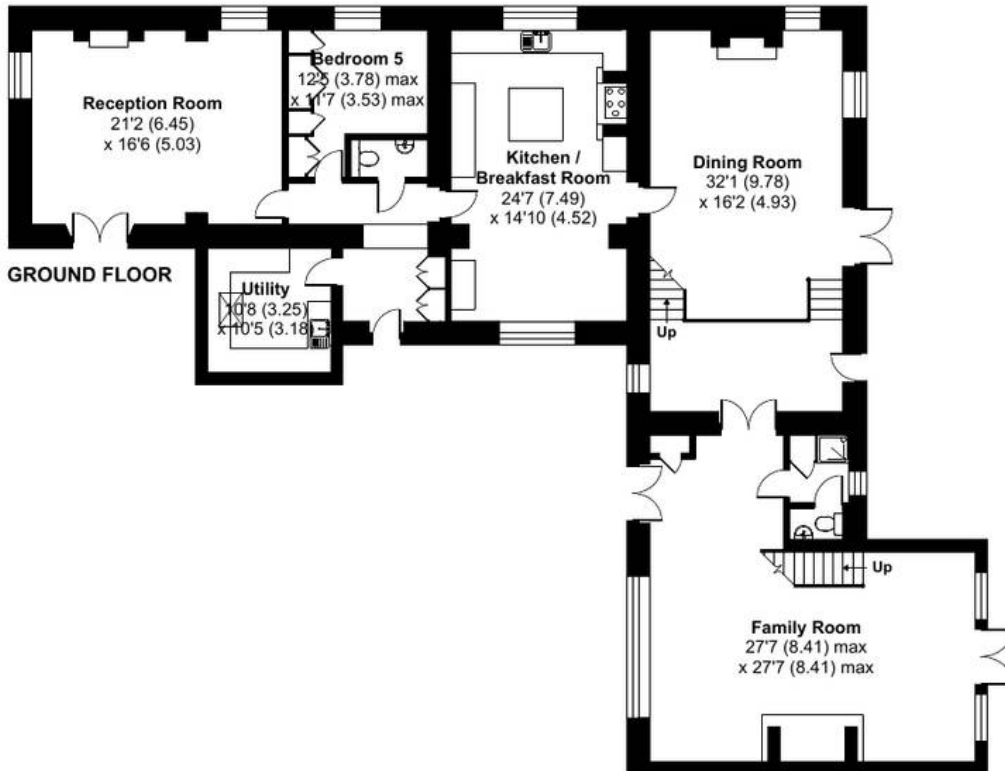
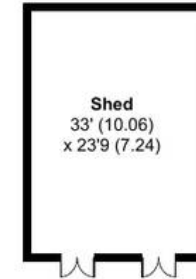
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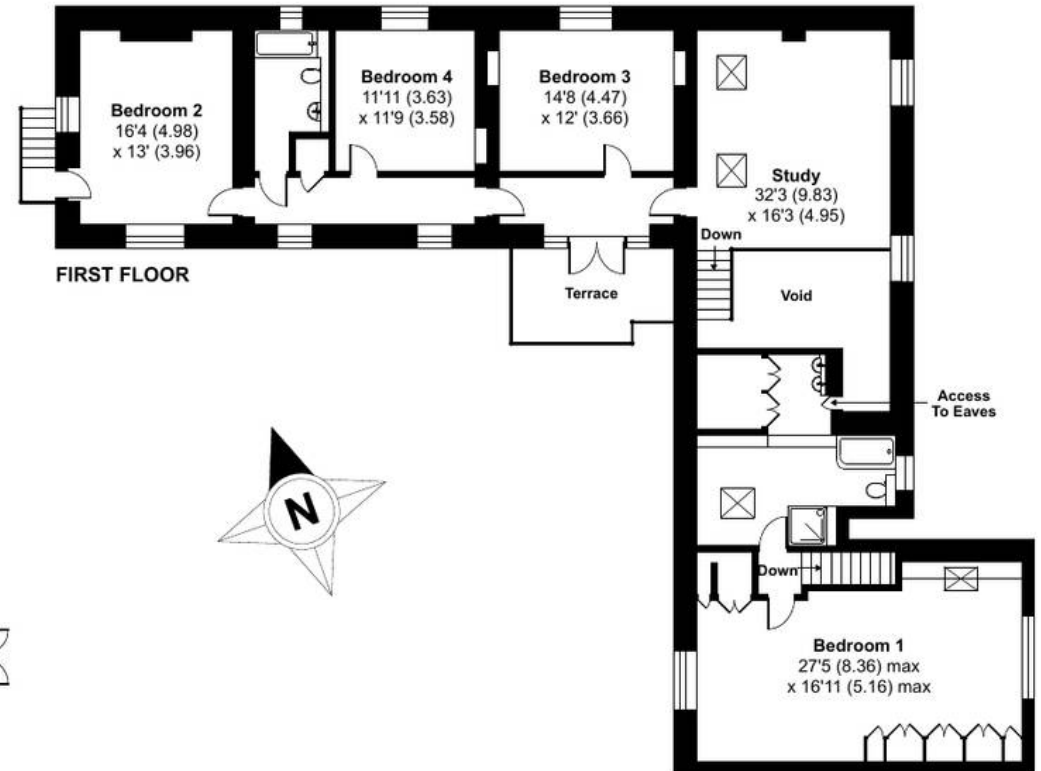
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1183560



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