



The Old Chemist Shop Silver Street

Wrington, Bristol

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.

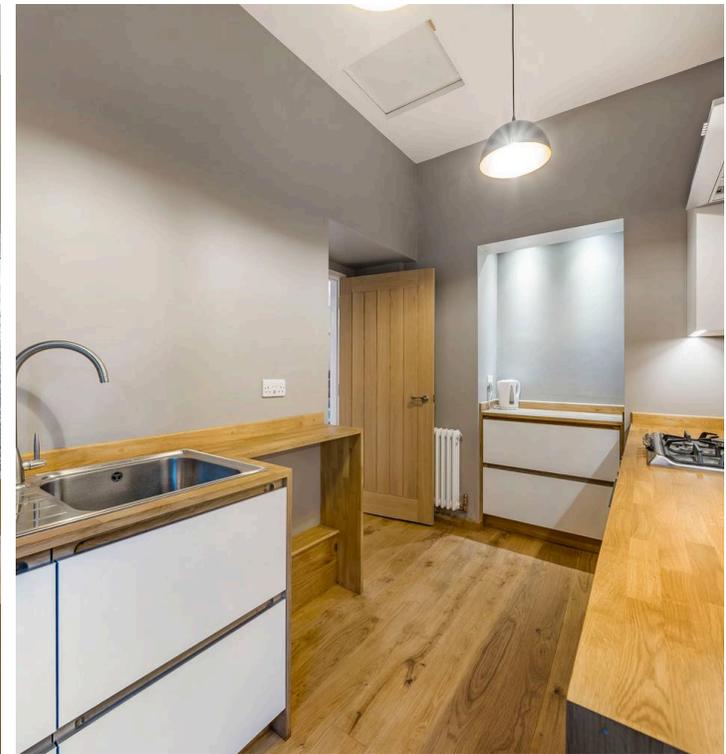
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 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 Silver Street

Wroughton, Bristol

The Old Chemist shop believed to date back to the 1750's is one of the oldest properties in Wroughton 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 Wroughton 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. Turning right leads you into the dining room and snug, a cosy, fully carpeted space featuring a large window with views over 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 Siemens 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.

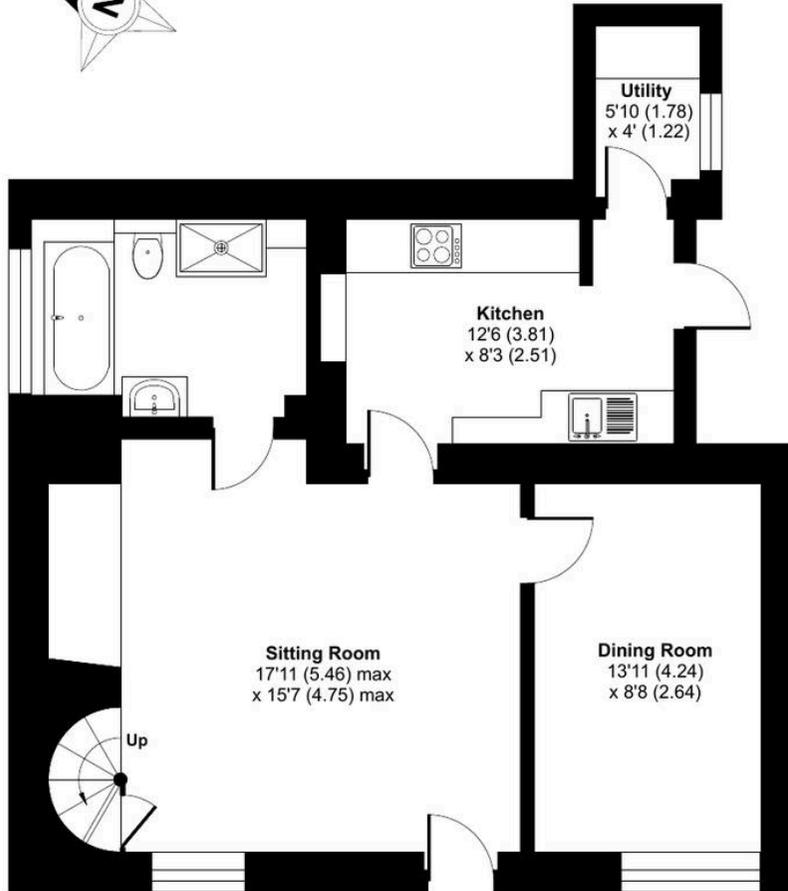
Outside. In addition to the small internal courtyard, the Old Chemist also has a small fenced outside space to the left of the property with ample space for a table, chairs and bin storage.



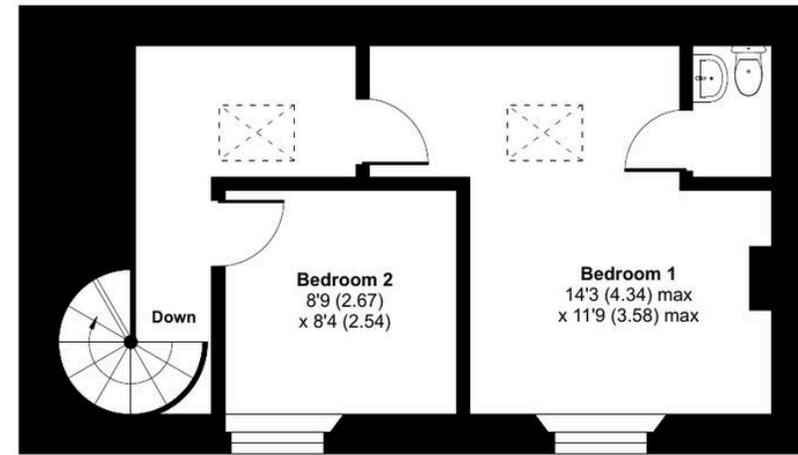
Silver Street, Wrington, Bristol, BS40

Approximate Area = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.