



debbie fortune  
ESTATE AGENTS



## 2 The Cottages

Wroughton



# 2 The Cottages, Station Road, Wrington, Bristol, BS40 5LH £350,000

A beautifully presented two double bedroom terraced cottage set in a lovely convenient position in the ever-popular village of Wrington with no onward chain!

## SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://www.wringtonsomerset.org.uk)) is the jewel in the crown of the Wrington Vale and one of the most sought-after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, garage, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. This is a conservation area well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lutsgate and a mainline railway station at Yatton.

## DIRECTIONS

From the centre of Wrington, follow the road into Station Road, where 2 The Cottages can be found on the left-hand side.

- Beautifully presented cottage
- Sitting room with feature fireplace
- Walking distance to village amenities
- Two double bedrooms
- Lovely enclosed rear garden with mature flowerbeds
- Added benefit of no onward chain



## DESCRIPTION

This character cottage, a former railway workers cottage, occupies a larger than average plot with a generous lawned garden and pretty shrub borders. The property is situated in the heart of Wrington with all amenities on the doorstep.

You enter the property through a bespoke solid wood door into a welcoming entrance hall. The sitting room is adjacent and benefits from a beautiful feature fireplace and bespoke double glazed sash window. Continuing through the house you walk into a large dining room with a log burner and enough space for a study area. The kitchen/breakfast room is at the rear of the property and benefits from lots of natural light and is fitted with a range of wall and base units. Accessed through the kitchen is a very handy garden room which is great for storage or could be used as a sunroom as there are double doors leading into the rear garden.

On the first floor are the two bedrooms and family bathroom. To the front is a good-sized double bedroom with built-in wardrobes and the second double bedroom, situated to the rear also has built in storage and a pleasant outlook over the garden. The bathroom is modern and fitted with a white three-piece suite and a shower over the bath.

The rear garden is generous in size it is enclosed by panelled fencing to both sides and features mature fruit trees, raspberry, blackcurrant and gooseberry bushes, with mature flower bed borders that bound a large level lawn. There are two patio areas that provide the perfect space for outdoor dining during the summer months along with a summerhouse and two further storage sheds. Toward the rear of the garden is an area of hardstanding edged with flower beds.

## PROPERTY INFORMATION

Tenure - Freehold  
Council tax band - D  
EPC rating - C

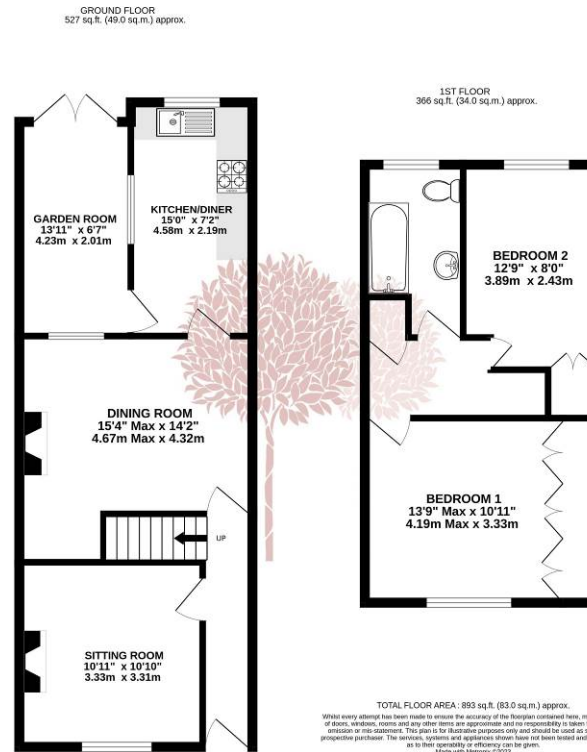


**Our vendor says...** We wanted a character property with a good-sized garden. We were delighted to find a cottage in the centre of this lovely community, with such a good range of local shops and amenities, beautiful walks on the doorstep, and easy access to Bristol.

**We have noticed...** This character cottage would make a wonderful first-time purchase, downsize or indeed buy to let property. Presented beautifully, the property is ready to move into with added benefit of no onward chain.



## Floorplan



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