



Little Rock
Rickford Rise, Burrington, North Somerset, BS40 7AJ

Robin King | Estate Agents

LITTLE ROCK, RICKFORD RISE, BURRINGTON, NORTH SOMERSET, BS40 7AJ

A charming, detached cottage nestled in the foothills of the Mendip Hills close to the sought after and extremely picturesque village of Burrington, offering an abundance of character features and magnificent far reaching views, together with easy access to Bristol and beyond.

APPROX. 1,888 SQ FT OF WELL BALANCED ACCOMMODATION • 3 RECEPTION ROOMS INCLUDING SEPARATE STUDY • 3 DOUBLE BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • CHARACTER FEATURES THROUGHOUT • SET IN ENCLOSED GROUNDS OF 0.37 ACRES • MAGNIFICENT COTTAGE GARDENS AND LANDSCAPED HIDDEN VALLEY • GARAGE WITH USEFUL LARGE WORKSHOP • IN THE HEART OF MENDIP HILLS AREA OF OUTSTANDING NATURAL BEAUTY • CATCHMENT FOR WELL REGARDED SCHOOLS • YATTON STATION WITHIN 7.7 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 9.0 MILES AT JCT 21 ST GEORGE’S • CENTRAL BRISTOL 12.9 MILES • BRISTOL AIRPORT 5.0

Little Rock is a delightful property brimming with character and features spectacular far-reaching views from every room encompassing Wrington Vale, the Mendip Hills and surrounding farmland. Believed to have been constructed in 1711 from locally quarried stone, it was originally a pair of cottages, likely combined into one about the time of the Second World War.

It retains all the charm of a traditional country cottage with cosy rooms characterised by deep recessed windows with diamond leading, beamed ceilings, inglenook fireplaces and an AGA.

Complementing the house are the grounds 0.37 acres which are superbly landscaped and maintained. Immediately surrounding the house are established cottage gardens and to the left a hidden surprise; “The Dell,” a magnificently landscaped rockery that leads down the valley in a series of terraces and winding paths.





An attractive storm porch with space for a pretty garden bench and storage leads to a welcoming front door that opens into the entrance hall. To the left is the sitting room with an attractive beamed ceiling, and quintessential inglenook fireplace with bread oven and open fire. Dual aspect windows offer magnificent far-reaching views to both sides of the property. A latched door opens to the study, which again has stunning views from deep recessed windows.

Returning to the hallway, there is a large cloak/boot room with practical storage space. To the right the dining room, which provides a cosy space for entertaining and time with family. It has another inglenook fireplace, a quaint window seat, alcove shelving and traditional beams.

A small passageway with useful storage space opens onto the kitchen/breakfast room with a cream electric AGA at its heart. It also has an electric induction hob, integrated dishwasher, oven and space for a fridge/freezer. Behind here is also a roomy walk-in larder.

Completing the ground floor accommodation is a quarry-tiled utility/boot room with space for a washing machine, tumble dryer, chest freezer and a separate w.c. Access to the garden is via a stable door.

Two staircases rise to the first floor, which has three double bedrooms. Each offers storage and glorious far-reaching views with the principal having an en-suite bathroom. An additional family bathroom also has magnificent views to the countryside.

Outside – Set on a plot of 0.37 acres, Little Rock has a wonderful cottage garden adjacent to the house. A large sweeping lawn is framed by beautiful borders with a mixture of mature shrubs and perennials. Stone borders and walls are used to blend the garden with the surrounding countryside creating a truly attractive space. “The Dell,” a terraced rockery does this to superb effect as well, as it wends its way down the side of the valley towards Pig Lane, a footpath that leads on down to the hamlet of Rickford.

Little Rock also has a garage with useful workshop to the side and a stone outbuilding at the top of the garden.



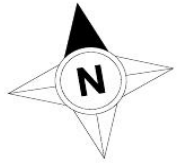




Location – the North Somerset hamlet of Rickford is a much-photographed village with a pub, lake and stream set in the beautiful rolling countryside of the Mendip Hills. Rickford is adjacent to the village of Burrington and offers one of the most popular primary schools in North Somerset, church and social facilities with a more comprehensive range of shops available at the nearby villages of Churchill and Wrington. There is a large, modern medical practice in Churchill 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 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.



Little Rock, Rickford Rise, Burrington, Bristol, BS40



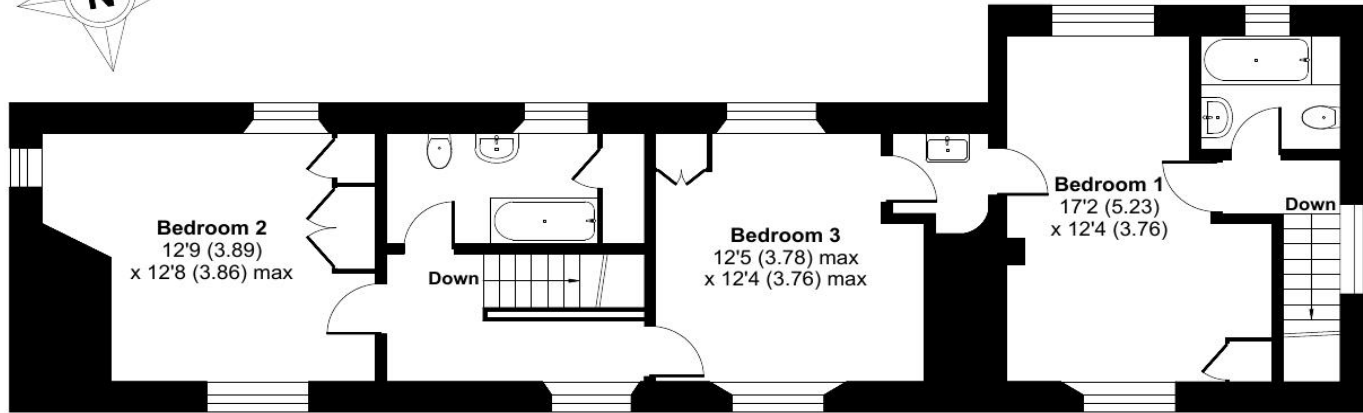
Approximate Area = 1888 sq ft / 175.4 sq m

Garage = 140 sq ft / 13 sq m

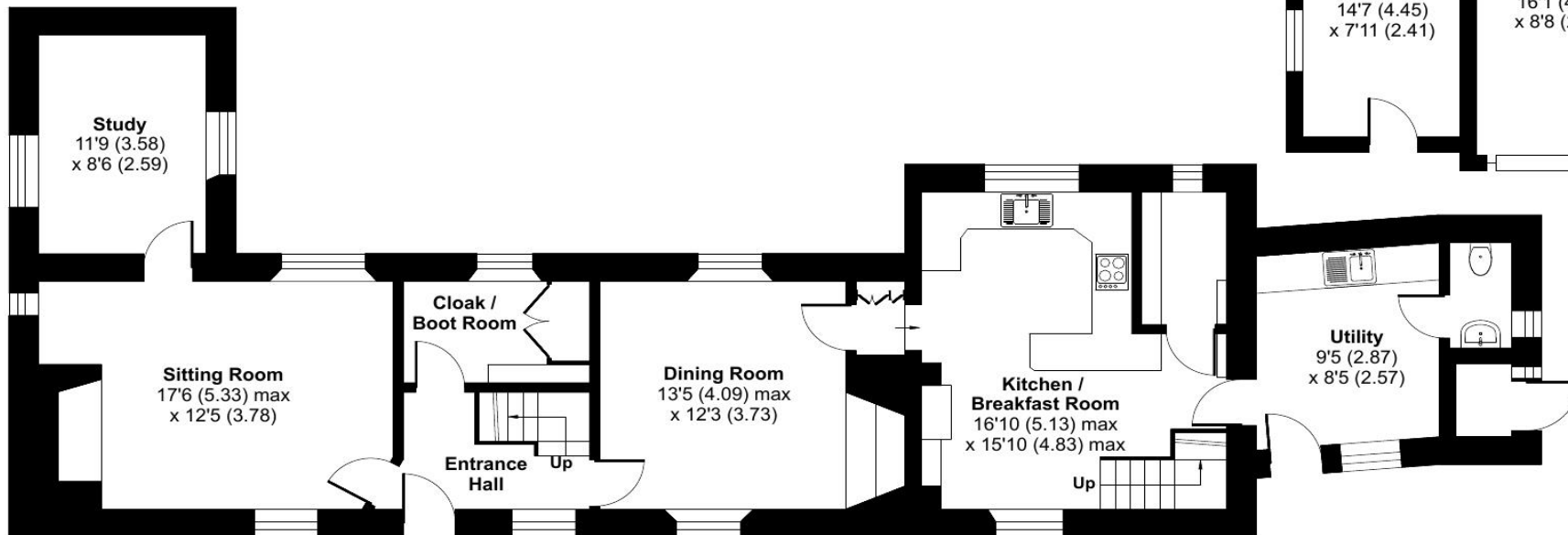
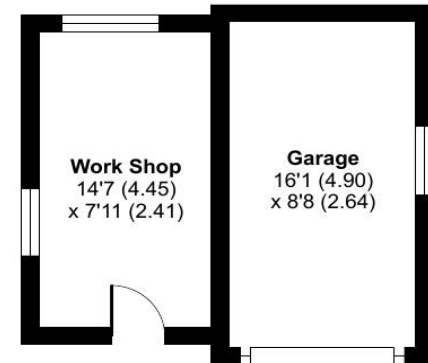
Outbuilding = 128 sq ft / 11.8 sq m

Total = 2156 sq ft / 200.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1132347

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

DIRECTIONS – from Robin King’s office in Congresbury, turn right on to the High Street and continue along the B3133 towards Langford. Turn right on to the A38, then left at the traffic lights on to the A368 towards Bath, continue to Rickford. Rickford rise is on the right just before you enter the hamlet and Little Rock is on the left hand side.

SERVICES – Mains electricity and water. Septic tank drainage and oil central heating

EPC RATING - F

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - £3,504.65 G (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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