



3 Haydens
Wroughton, BS40 5QD

Robin King | Estate Agents

3 HAYDENS, WRINGTON, BS40 5QD

A charming, character-filled Grade II listed 5 bedroom property with gardens, parking and garage close to the centre of a highly regarded Somerset village with excellent facilities, convenient for access to Bristol and beyond

APPROX 2,273 SQ FT FAMILY ACCOMMODATION OVER 3 STOREYS • BEAUTIFUL CHARACTER FEATURES INCLUDING SASH WINDOWS, EXPOSED BEAMS & POLISHED WOODEN FLOORS • ELEGANT SITTING ROOM WITH WOOD BURNER • DUAL ASPECT DINING ROOM WITH OPEN FIREPLACE • WELL FITTED KITCHEN/BREAKFAST ROOM • PRINCIPAL BEDROOM SUITE WITH STYLISH EN-SUITE SHOWER ROOM • 4 FURTHER BEDROOMS & SPACIOUS FAMILY BATHROOM • GATED DRIVEWAY PARKING & GARAGE • PRETTY GARDENS INCLUDING PRIVATE COURTYARD GARDEN • WONDERFUL VIEWS ACROSS WRINGTON VILLAGE • IN CATCHMENT FOR “OUTSTANDING” VILLAGE PRIMARY SCHOOL & “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 4.2 MILES FROM YATTON – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 8.3 MILES AT JCT 20/JCT 21 • BRISTOL APPROX 12 MILES (ALL APPROX)

Believed to date from the mid-17th century with later additions, and now Grade II listed, 3 Haydens is the far section of a former yeoman's house, constructed of roughcast stone with a double Roman tile roof. Character features include 12 and 16-pane sash windows, an early 20th century studded plank door, exposed ceiling beams, polished wooden floorboards and flagstone floors. Having been the subject of a recent programme of enhancement and upgrading by the current owners, the property now combines extensive period accommodation with modern convenience.

The exterior immediately conveys the sense of history, with sash windows to both floors and an elegant (20th century) lattice porch flanking the part-glazed plank front door at the centre of the house.

A highlight of the property is the spacious sitting room, accessed via glazed double doors to the left of the hallway, with exposed ceiling beams and a polished wooden floor. Shuttered sash windows provide wonderful views over the garden and to





the Mendip Hills beyond, and to the end is a wide inglenook fireplace with inset wood burner and deep flagstone hearth.

The dual aspect dining room opposite is another spacious room, with a shuttered 16-pane sash window to the front, polished wooden floorboards and a Victorian cast iron open fireplace with slate mantel.

Modern convenience and functionality are evident in the pretty dual aspect kitchen/breakfast room to the rear of the house, with space for a breakfast table and ample storage in cream base and wall units. Sage coloured metro tiles to the walls, a deep ceramic butlers sink and a wooden part-glazed stable door all provide country charm, and high quality integrated appliances include a NEFF oven and a NEFF gas hob, a dishwasher and a fridge/freezer.

On the first floor there are 3 bedrooms: one currently being used as an office includes a disused period fireplace with grate, there are 2 doubles to the front, each with sash windows and integrated cupboards. A large landing cupboard houses the modern pressurised hot water tank and provides storage, and to the far end is the family bathroom including a free-standing bath and separate shower enclosure. Exposed beams and distressed painted wooden floorboards give a sense of country charm.

The second floor bedroom accommodation is accessed via 2 separate staircases: one to the left of the hallway is accessed via a wooden door, and opens onto a spacious double bedroom with a window providing views over the side of the house. A separate staircase leads to the light and airy principal bedroom, with 2 large Velux windows, fitted wardrobes and good under-eaves storage. The contemporary en-suite shower room incorporates stylish horizontal teal coloured tiles and a large shower enclosure.

Outside – The property is accessed via a shared driveway running between the house and the garden area beyond. There are 3 garden areas: a pretty cottage garden opposite the house, mainly laid to



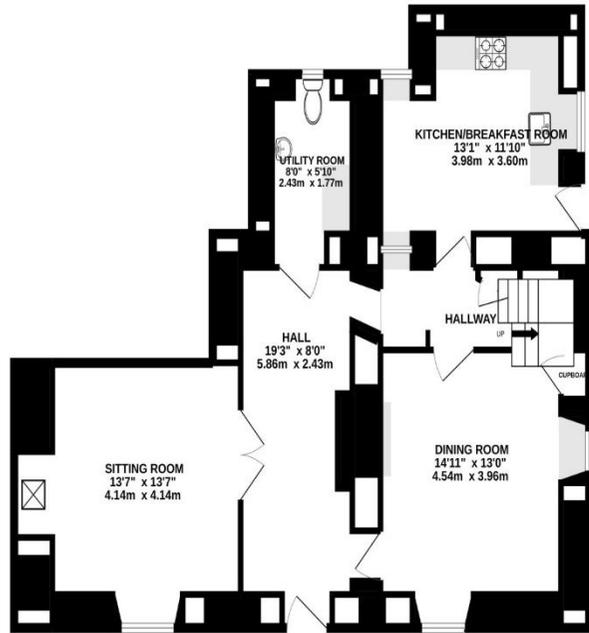


lawn, with a small raised vegetable patch, and bordered by mature hedges, shrubs and trees; to the side beyond the gravelled drive is an enclosed raised garden area, bordered by a stone wall and fencing, and mainly laid to lawn with cottage planting; to the end of the drive near the garage there is a fully enclosed flagstoned courtyard garden providing a sheltered idyll. There is parking for 2 vehicles along the gated gravelled driveway, in addition to the garage beyond that has 2 windows and includes overhead rafters storage. An outbuilding attached to the left of the garage provides excellent storage, with potential to be used as a small workshop if needed.

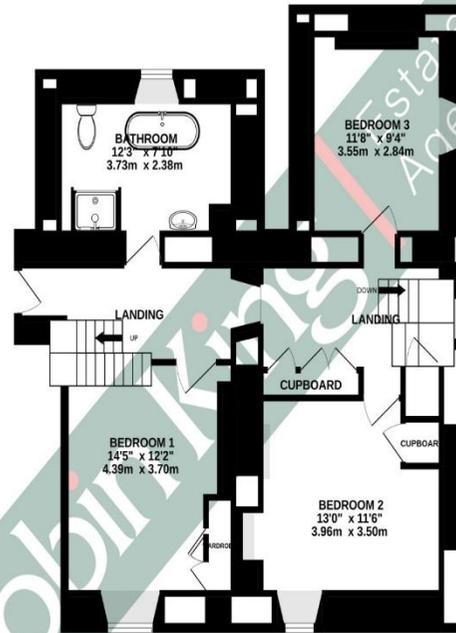
LOCATION - Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 12 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8.3 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is 4.5 miles away. Regular mainline railway services are available within 4.2 miles from Yatton station.



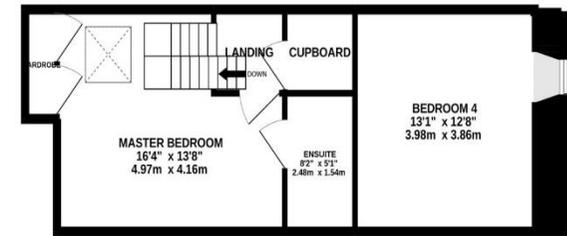
GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.1 sq.m.) approx.



2ND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 our office take the A370 Bristol Road, and turn right onto the Wrington Road. Continue along for approximately 2 miles, during which the road becomes West Hay Road and after the left turn to Chapel Hill then becomes the High Street. Continue past a pink house, then a white house, on the left hand side and as the road bears around to the right, turn left up a driveway signposted Haydens and The Old Parsonage. No 3 is the end property of 3, with driveway parking to the right.

SERVICES – All mains services are connected. Electric car charging point installed. **AGENT'S NOTE** – Flying freehold **EPC** – N/A Grade II listed

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2,850.09 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**