



Robin King Estate Agents

PHARAOHS HOUSE, WRINGTON HILL, WRINGTON, BS40 5PL

Superb barn conversion set in beautiful gardens

Overall plot of approximately 0.4 acre

Far reaching views over open countryside

Sitting/dining room with beautiful vaulted beamed ceiling

Country kitchen/breakfast room with Aga

Garden room overlooking the rear garden

Study/3rd bedroom

2 double bedrooms to first floor, 1 with shower

Separate cloakroom plus stylish bathroom

Detached double carport and workshop with potential to convert (subject to any necessary permissions)

'Outstanding' Churchill School catchment area

This charming barn conversion sits in a glorious semi-rural spot on Wrington Hill, with far-reaching rural views. The property was converted in the 1990's from agricultural buildings and has character accommodation offering comfortable country living. It is set in stunning gardens, with the overall plot measuring just under half an acre and there is ample parking plus a double carport and workshop with potential to convert (subject to permission).

The front door leads into the hallway, with its practical and stylish flagstone floor. The sitting/dining room is truly impressive, with Maple wood flooring and a stunning vaulted beamed ceiling and Minster fireplace with a woodburning stove. This is a really lovely family space and has doors out on to the front courtyard.

The kitchen/breakfast room has a country feel, with an excellent range of units, electric double oven and hob plus an oil fired Wedgwood Blue Aga, beamed ceilings and space for appliances. This room leads through to the garden room which brings together the inside and outside space beautifully.

A study/3rd bedroom is on the ground floor and steps rise from the hall to a half landing where there is a cloakroom with W.C. and wash hand basin. The stylish family bathroom is also off the half landing and has both a walk in shower and a freestanding bath.

A double bedroom with a front aspect with far reaching views has both built in wardrobes and a walk-in shower room.

Stairs from the half landing lead up to another double bedroom with panoramic views across to the Mendip Hills, vaulted ceiling and French doors out on to the original stone mounting step.





The property has an extensive parking area, where there is also a DOUBLE CARPORT AND WORKSHOP, and there is also driveway parking to the other side of the house. Stepping out from the garden room, there is an outside sink area, perfect for those mucky jobs. The gardens are a true delight, with different areas to relax in and enjoy. There is a decked area, wide lawns, mature shrubs and trees, attractive summerhouse, 2 greenhouses (one with a productive vine) and meandering grass paths.

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 good 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.

Important Notice:

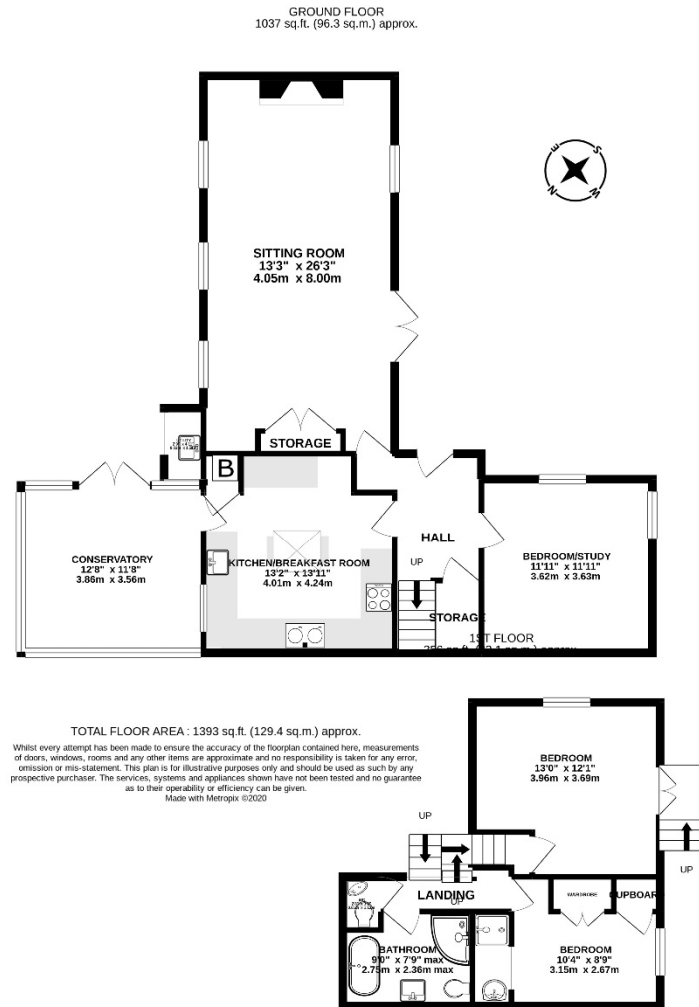
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 A370 towards Bristol. Continue into the village of Cleeve, then take the right turn into Cleeve Hill Road. Carry on up Wrington Hill, through the Bluebell Wood, and the property will be found on the left hand side.

SERVICES – Oil central heating, private drainage

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,622.47 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - G



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