



Pitchings

41 Wrington Road, Congresbury, Bristol, BS49 5AW

Robin King | Estate Agents

PITCHINGS, 41 WRINGTON ROAD, CONGRESBURY, BRISTOL, BS49 5AW

An exceptional 5 bedroom detached period country home with an adjacent, 2 bedroom barn conversion plus additional outbuildings with development potential, set in a commanding elevated location. Spanning over 15 acres, it offers wonderful gardens and grounds including rolling paddocks, ancient woodland and an ornamental lake, with spectacular far reaching panoramic views over the surrounding countryside.

APPROX 4,098 SQ FT OF BEAUTIFULLY APPOINTED ACCOMMODATION • DETACHED HOUSE PLUS SEPARATE 2 BED, 2 BATHROOM BARN CONVERSION • A TOTAL OF 7 BEDROOMS AND 5 BATHROOMS • 4 RECEPTION ROOMS WITH CLASSIC PERIOD FEATURES • OUTBUILDINGS WITH DEVELOPMENT POTENTIAL • PRIVATE LOCATION WITH SUPERB VIEWS • SITUATED BETWEEN THE POPULAR VILLAGES OF WRINGTON AND CONGRESBURY OFFERING EXCELLENT AMENITIES • OVER 15 ACRES OF LAND • ACCESS TO M5 WITHIN 6.7 MILES AT JCT 21 AND JCT 22 • BRISTOL AIRPORT 6.3 MILES • CENTRAL BRISTOL 12.6 MILES • MAINLINE TRAIN SERVICES WITHIN 2.7 MILES FROM YATTON STATION – PADDINGTON FROM 114 MINS (ALL APPROX)

Believed to date from the 1800's, Pitchings is a beautifully presented, substantial period property. Characterised by high ceilings, flagstone floors, an elegant central staircase, sash windows, attractive cornicework and open fireplaces, the accommodation has been extensively renovated and improved by the current owners to create a very impressive and flexible property to suit a variety of needs.

Highlights of Pitchings include the welcoming reception hall with flagstone floor, and the generously proportioned dining and sitting rooms, both with open fireplaces and superb panoramic views through tall, wide sash windows with working shutters.

The unusually large conservatory provides direct garden access and wonderful views, and the well fitted kitchen/breakfast room incorporates a racing green Aga and an extensive range of wooden units with granite work surfaces, in addition to a Bosch double oven, plus space for a large breakfast table and a sofa. Off the kitchen is a generous utility/boiler room, a boot room with direct access to the parking area, and a large pantry with steps down to the cellar, ideal for wine storage. Also on the ground floor is a smart cloak/boot room and a study with wooden floor and French doors providing access to the alfresco dining area and wide flagstone terrace running across the back of the house.





The upstairs accommodation is also very well proportioned, and incorporates an impressive amount of storage cupboards on both floors: similar to the ground floor, a neutral palette has been used throughout, giving a sense of calm elegance. Arranged around a galleried landing with an attractive arched window, the first floor includes a superb laundry/airing room in addition to the stylish family bathroom, additional separate cloakroom, 2 double bedrooms and the double aspect principal bedroom with spacious en-suite shower room. On the second floor are 2 further bedrooms and a smart bathroom.

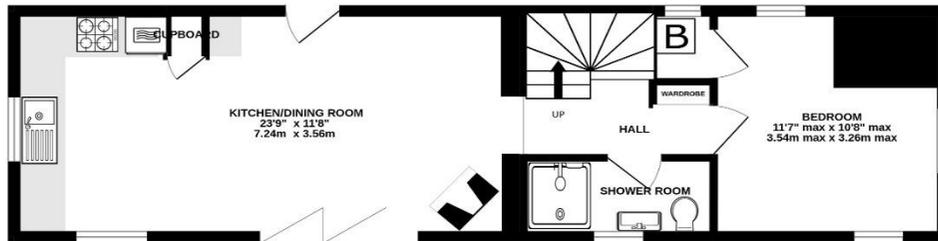
THE GARDENS AND GROUNDS at Pitchings have to be viewed to be truly appreciated and understood. From arrival along the tree-lined private driveway, one is struck by the secluded location, impressive and varied selection of mature trees and panoramic views. The property is situated within the Green Belt and the ancient woodland and old quarry works behind the house provide a notable backdrop and an extensive natural wildlife habitat. They are designated Sites Of Special Interest, both Scientific and Nature Conservation. In addition to the large parking area there is a greenhouse to one side, plus further outbuildings (see below). The gardens and grounds provide a variety of habitats and growing conditions for the keenest gardener. All are currently fully accessible, but if required could be formally divided to give separate, private garden spaces for each of the 3 main buildings. A 5-bar gate near Barn II/Garage provides direct access to Wrington Road in addition to the main private driveway.

Running across the back of the main house is a wide flagstone terrace bordered by low stone walling, which provides a fantastic location for alfresco dining and entertaining, or to simply sit and enjoy the surroundings. Below the terrace is a wide garden area, laid mainly to lawn and bordered by low stone walls and a selection of mature hedges and shrubs. Floating stone steps inset into the stone wall drop down to the rest of the grounds, which include an extensive range of mature trees and a rolling paddock (approaching 5 acres), bordered by natural hedges, low stone walls and metal rail fencing. The gently curving ornamental lake provides a superb wildlife habitat and the panoramic views across the Wrington valley towards Crook Peak and the Mendip Hills are simply stunning.

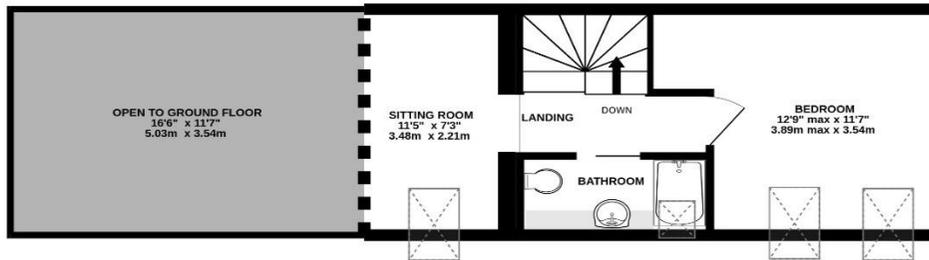




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.

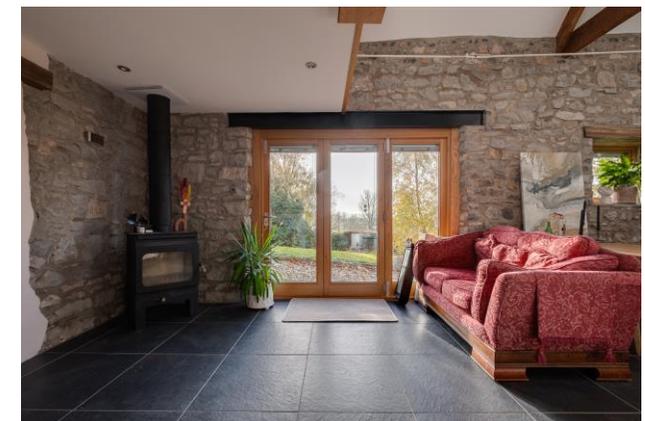


TOTAL FLOOR AREA: 779 sq.ft. (72.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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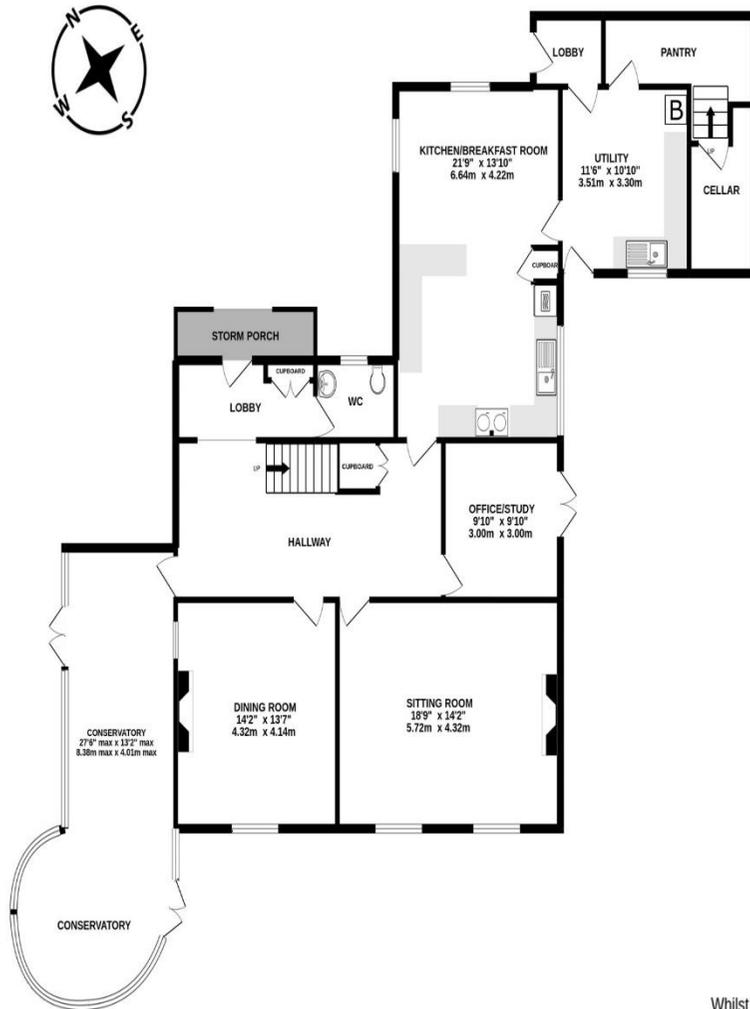
THE BARN – is a beautifully presented, recently converted detached stone walled barn, ideal for dual occupation, to provide an income source or as a separate office suite for working from home. The double height sitting/dining/kitchen room with smart slate floor, wood burner and direct garden access through a glazed bi-fold door incorporates high quality fitted kitchen NEFF and Zanussi appliances including a double oven, gas hob and overhead extractor, dishwasher, fridge and freezer. Also on the ground floor is a stylish shower room and generous double bedroom with a utility/boiler room off. On the first floor is another double bedroom with exposed beams and 2 Velux windows, a smart bathroom and a contemporary glazed mezzanine office/sitting room overlooking the ground floor.

BARN II/GARDEN STORE – another detached building arranged over 2 storeys, for which pre-planning advice has been obtained to create a 3 bedroom residential dwelling including an extension to the existing barn. (Ref:20/P/1679/PR2).

THE LIME KILN - is a detached oak-beamed stone building (approx. 15'3" wide x 18'2" at its maximum depth), providing parking/storage, and offers further development potential subject to the necessary permissions.



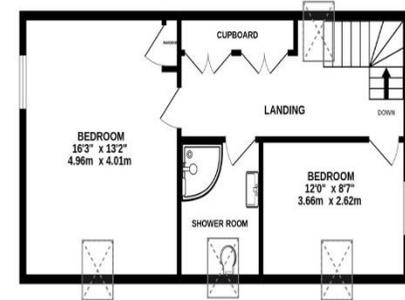
GROUND FLOOR
1708 sq.ft. (158.7 sq.m.) approx.



1ST FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 3310 sq.ft. (307.5 sq.m.) approx.

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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

LOCATION – Pitchings is located on the outskirts of Congresbury, a very popular village with excellent amenities including shops, nursery and primary schools, within the catchment area for the “Outstanding” Churchill Academy and Sixth Form. Further amenities are available nearby in Wrington and regular mainline railway services are within 2.7 miles from Yatton station (London Paddington from 114 minutes). There is access to the M5 within 6.7 miles, either at Jct 20 or Jct 21. Bristol Airport is within 6.3 miles and Bristol city centre approximately 12.6 miles distant. The surrounding countryside provides excellent opportunities for walking, riding and outdoor pursuits

SERVICES – Private drainage, oil-fired heating to the main house, LPG to The Barn

EPC RATING - Pitchings - F The Barn - C

DIRECTIONS –From our office take the A370 Bristol Road and after 0.7 miles turn right onto Wrington Road. After about 0.3 miles on the left you will see the entrance to the private driveway leading to the house.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND** - G £3,271.65 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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