



12 Yeomans Orchard
Wrington, Bristol, BS40 5NT

Robin King | Estate
Agents

12 YEOMANS ORCHARD, WRINGTON, BRISTOL, BS40 5NT

A beautifully presented 3 bedroom 2 bath/shower room bungalow with delightful low maintenance rear garden with large shed/workshop, ample parking and a garage in a popular village location with excellent amenities, convenient for access to Bristol and beyond

- Approx 1,195 sq ft well planned accommodation
- Beautifully presented and well equipped with high quality fixtures and fittings
- Free-flowing, light and airy flexible space
- 4.3 miles to Yatton station for mainline services to Bristol and beyond – Paddington from 114 minutes
- Bristol Airport 4 miles / Bristol 12 miles / M5 Jct 21 8 miles (all approx.)

12 Yeomans Orchard has been the recent subject of a careful and comprehensive programme of renovation and enhancement, creating a truly luxurious home with flexible accommodation to suit a variety of needs. Situated along a highly regarded no through road, convenient for the extensive village amenities available nearby, the property provides extremely well appointed, light and airy accommodation.

From entry into the spacious kitchen/breakfast room, one is immediately struck by the clean, contemporary style of the property, with fresh white walls throughout and stylish vertical radiators to some rooms, along with recessed spotlighting, all giving a real sense of style and space. The white high gloss kitchen is equipped with a wide variety of wall and base units including space-saving extending carousel cupboards, deep pan drawers and attractively rounded cupboard ends. As well as a wine fridge, there is an integrated dishwasher, double oven with ceramic hob and overhead extractor, and space for a fridge and freezer. The breakfast/dining area beyond is a good size, and filled with light from the nearby full length window, and opposite is a utility/cloak room with a sink and plumbing for a washing machine along with useful storage cabinets.

The living accommodation beyond the kitchen is also beautifully appointed, with an area to one side currently being used as a music room, but could be a formal dining area, or additional seating area, if required. The spacious dual aspect sitting room is filled with light through the recently-installed bi-fold door opening onto the garden beyond. The central hearth with oil fired “wood burner” style fire adds character and focus.

The bedroom accommodation is off a light-filled hallway beyond the sitting room, where a glazed door has recently been installed for additional garden access. The principal bedroom includes a luxurious brand new en-suite shower room with a





large enclosure and dual-headed shower. Along with the stylish, newly-installed, contemporary family bathroom there is another large double bedroom with fitted cupboards in addition to a smaller double bedroom currently being used as a home office.

Outside – There is parking to the front and sides of the property for 3 cars in addition to the single garage. A gated side path to the right of the house leads past the very large shed/workshop (with power) and secluded additional courtyard garden area, on to the professionally designed and landscaped “L” shaped rear garden. That wraps around the back and side of the house. Mainly paved, with a large raised decked area to one end plus a neatly gravelled seating area, the carefully planted assortment of beautifully maintained standard bushes, trees and interesting herbaceous plants combine to create a truly idyllic and very elegant – yet low maintenance – place to sit and relax and enjoy the surroundings. With direct access from the bi-fold sitting room door, in addition to the new hallway door, the garden provides a wonderful place for alfresco dining and entertaining.



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 – Wrington is a highly regarded village with excellent 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 miles and Bristol Airport approximately 4.5 miles distant.

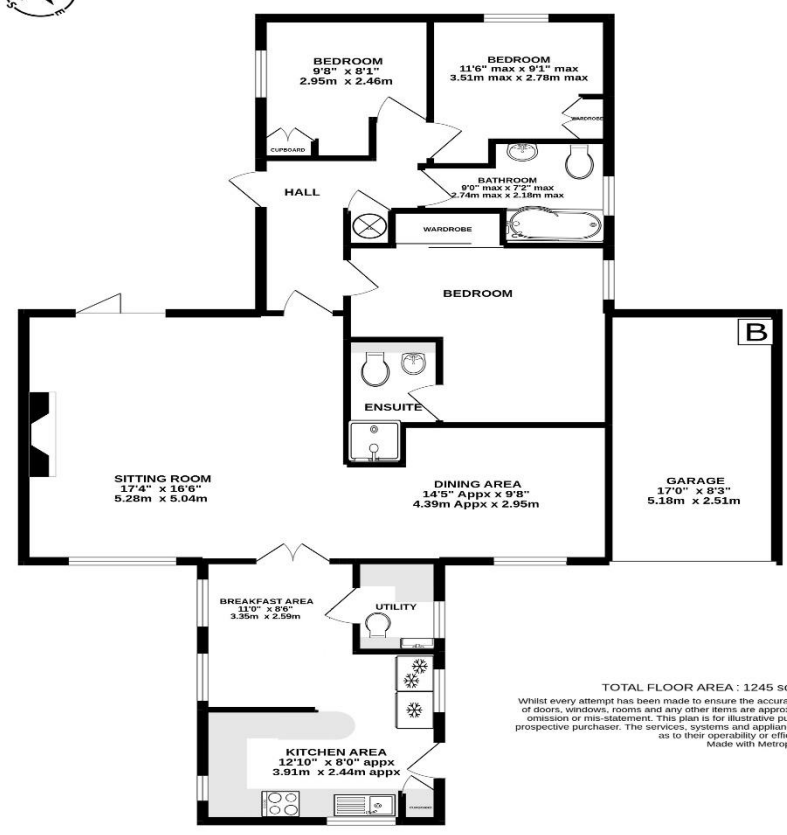
DIRECTIONS – From our office take the A370 Bristol Road and after 0.7 miles turn right onto Wrington Road. Continue for 2.1 miles, during which the road becomes West Hay Road. Turn left onto Chapel Hill and bear around to the right past the Chapel, onto Roper’s Lane. Yeomans Orchard is the first turning on the right and the property is on the right hand side, towards the end of the road.

SERVICES – Mains drainage, oil fired boiler – replaced in 2018. Yeomans Orchard does have mains gas supply.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,411.60 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING - E

GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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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