



Oatlands Barn  
Wrington Hill, Wrington, Bristol, BS40 5PL



## OATLANDS BARN, WRINGTON HILL, WRINGTON, BRISTOL BS40 5PL

A beautifully presented 5 bedroom character home with outbuildings and wonderful enclosed gardens with far reaching views of the Mendips, convenient for access to Bristol and beyond.

- Approx 2,270 sq ft living accommodation plus various outbuildings including an office and garage
- Superb kitchen/breakfast room with Aga
- Elegant sitting room with wood burner and formal dining room with flagstone floor
- 5 bedrooms of which 2 are en-suite
- Generous gardens and ample driveway parking

Originally a farm building, Oatlands Barn was converted into a home in 1990, and records from 1792 do show agricultural buildings in the area. Full of character, with natural wooden beams and timberwork and reclaimed period fixtures and fittings, the property offers generously proportioned family accommodation to suit a variety of needs.

Upon entry from the porch/boot room into the elegant hallway with a flagstone floor, there is an immediate sense of calm and welcome. The spacious dining room off the entrance hall also has a flagstone floor and easily accommodates a large dining table with room to spare, ideal for entertaining.

There is a handy downstairs cloakroom off the hallway and another door opens into the superb kitchen/breakfast/family room. There are many highlights to this room, including exposed beams, elegant duck egg blue wooden base units and a simply huge burnt granite-topped island unit incorporating a dishwasher, Butler's sink, comprehensive storage and an illuminated seating area to one end. There is a navy 2-oven oil fired Aga, plus a free-standing additional









electric cooker and a recessed space for a large fridge/freezer. The reclaimed floor tiles give a sense of warmth and character to the room, off which there is a good size utility room/scullery and a wonderful pantry with slate shelves to keep food cool. The breakfast/dining area accommodates a very large table with additional space to one side for a work area, or perhaps a sitting area or even a log burner if required. There are wonderful views of the enclosed rear garden, with direct access via French doors.

Another door from the kitchen opens onto a useful covered area to the front of the house, ideal for wood or vehicle storage, or perhaps a covered wet weather play or drying area. Subject to the necessary permissions, there is also potential to incorporate this within the internal living accommodation if required.

The double aspect beamed sitting room is another well proportioned, elegant room, with a wood burner and a period reclaimed radiator adding to the character, and French doors open onto a large, sheltered dining terrace with a gravelled/paved path leading round to the kitchen/breakfast room.

The comfortable bedrooms are as characterful as the downstairs living accommodation, with vaulted high ceilings and beams in many rooms, and generous under eaves storage in most. Near the family shower room is a spacious double bedroom and a good-sized single room that can accommodate 2 twin beds or bunkbeds if required. The principal bedroom suite includes a working (but currently unused) grate and chimneybreast and there is a stylish en suite bathroom with separate shower. Along another short hallway there are 2 further bedrooms, one a double with an en suite shower room. From many of the bedrooms there are wonderful far-reaching views towards the Mendips.







**Outside** – Oatlands Barn is set off a private driveway with shared access rights. The private gated gravelled driveway leads down to the house with a large block paved parking area to the front. Opposite the house is a run of outbuildings providing excellent storage. There is a large garage with double wooden doors, a wide car port area big enough to accommodate 2 vehicles, and at the end a workshop/office area that provides the opportunity to work from home, or could be used as a games room/den, or subject to the necessary permissions, could perhaps provide additional secondary accommodation.

The garden is delightful, with deep borders featuring many varied and interesting established shrubs, trees and bushes combining a formal style with the surrounding woodland setting, and there are wonderful views. Immediately beyond the kitchen/breakfast room is a generous level lawn leading to a gravelled seating area beyond. The lawn rises to an upper area that includes a shed and an additional mixture of established shrubs and plants, and could perhaps provide a good location for a summerhouse or garden room, with useful additional gated access from the driveway. A prolific “family” apple tree near the entrance gate produces Bramley, Somerset and russet apples and is a wonderful garden feature.





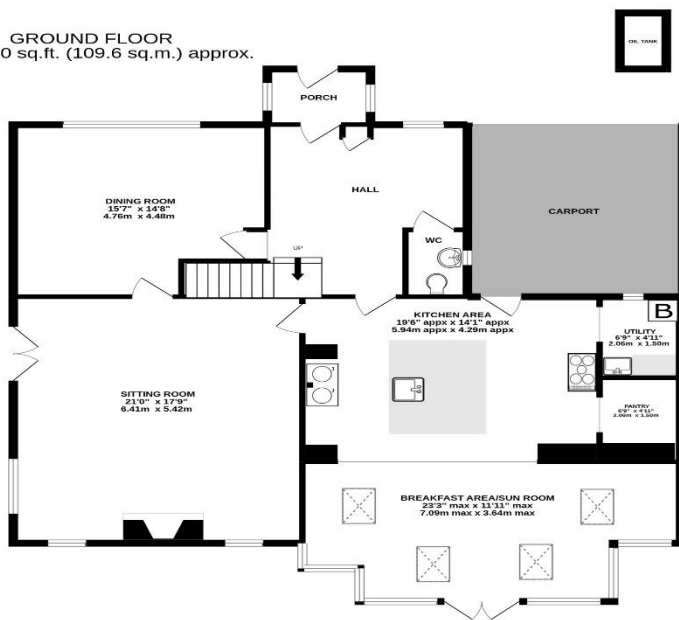




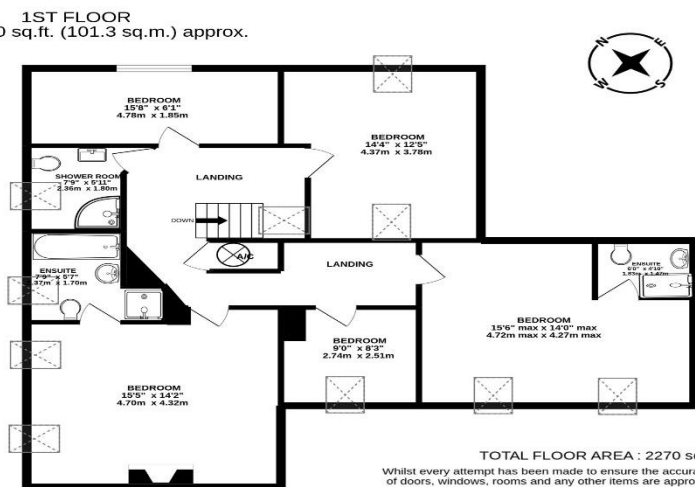




**GROUND FLOOR**  
1180 sq.ft. (109.6 sq.m.) approx.



**1ST FLOOR**  
1090 sq.ft. (101.3 sq.m.) approx.



**TOTAL FLOOR AREA: 2270 sq.ft. (210.9 sq.m.) approx.**

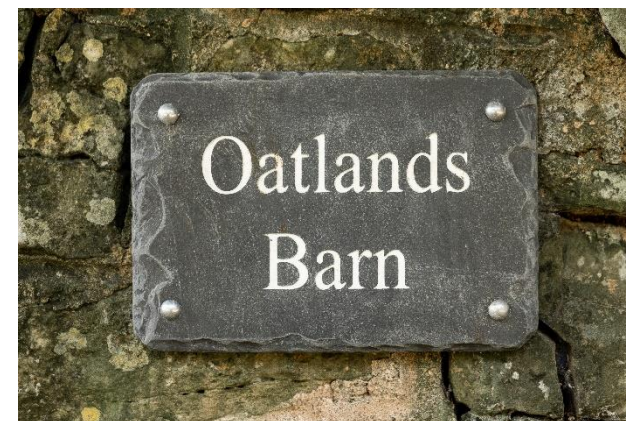
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**DIRECTIONS** – From our office take the A370 Bristol Road up and over Rhodyate Hill towards Cleeve. Just past the new Touts development on the right, turn right onto Cleeve Hill Road, passing the village hall. Go up Wrington Hill and continue for approx. 1 mile through woodland. Prepare to take the next right just AFTER the right hand turning for Oatlands and Bracken Hill House. Go along the concrete driveway and Oatlands Barn is on the left hand side, accessed via a wooden 5 bar gate.

**SERVICES** – Oil fired boiler, private drainage

**EPC RATING** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band G £3,180.73 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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