



**Stoneleigh,  
Ropers Lane, Wrington, North Somerset, BS40 5NF**

**Robin King** | Estate Agents



## STONELEIGH, ROPERS LANE, WRINGTON, NORTH SOMERSET, BS40 5NF

A stunning barn conversion with 4 bedrooms, 4 free flowing reception rooms, beautiful mature private gardens and driveway parking which is idyllically situated above the popular village of Wrington offering far reaching views to the Mendips together with easy access to Bristol and beyond.

**APPROX 2,276 SQ FT OF FLEXIBLE ACCOMMODATION • 4 DOUBLE BEDROOMS • SPACIOUS KITCHEN/DINING ROOM • ELEVATED POSITION WITH FAR REACHING VIEWS • FAMILY BATHROOM AND PRINCIPAL EN-SUITE • SNUG AND STUDY WITH PANORAMIC VIEWS • DRIVEWAY PARKING • ACCESS TO M5 MOTORWAY WITHIN 8.0 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 3.4 MILES • CENTRAL BRISTOL WITHIN 11.2 MILES • MAINLINE RAILWAY SERVICES WITHIN 4.4 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.)**

Stoneleigh, an attached barn conversion, is situated in a conservation area in one of the most desirable locations on the edge of the popular village of Wrington. The property, converted and extended in the 1980's, has been thoughtfully designed around its barn origins. It now offers approximately 2,276 sq ft of free-flowing flexible accommodation and makes a superb relaxing home.

The property sits comfortably within a plot of some 0.25 acres and has a double garage, plenty of driveway parking and a gorgeous enclosed and private mature garden. With solar panels adding energy efficiency, easy access to Bristol and beyond, and set in a location which is so rarely available, this home is sure to attract interest.

A storm porch leads to the front door, then through into the hallway where there is a storage cupboard and downstairs cloakroom. To the left a good-sized study off the hall is perfect for those who work from home or large enough to be a hobby room.









To the right there is a pleasant open snug area, with an attractive outlook over the garden and beyond. Steps lead down to the 'lower' sitting room, with a fireplace housing an electric fire and French doors on to the rear garden and sun terrace. Back through the snug, you come to the 'upper' sitting room, which in turn leads through to the garden/dining conservatory with tiled floor and forms a useful family dining space. With some original stone walling reflecting its barn origins and French doors to the garden and a dining terrace, this is the perfect inside outside space from which to enjoy the beautiful garden.

From here doors open to the spacious kitchen/breakfast room. The kitchen is well fitted with modern units, oven, microwave, and 5-ring induction hob plus space for a dishwasher and plenty of room for informal eating. There is also a generous utility room with space for a washing machine and appliances, a door into the double garage where the oil central heating boiler is housed, plus the control unit for the solar panels.

Rising to the first floor there are four double bedrooms. The principal bedrooms has two sets of fitted wardrobes together with an en-suite shower room and far reaching views to the Mendip Hills.

A family bathroom with white three piece suite completes the upstairs accommodation.







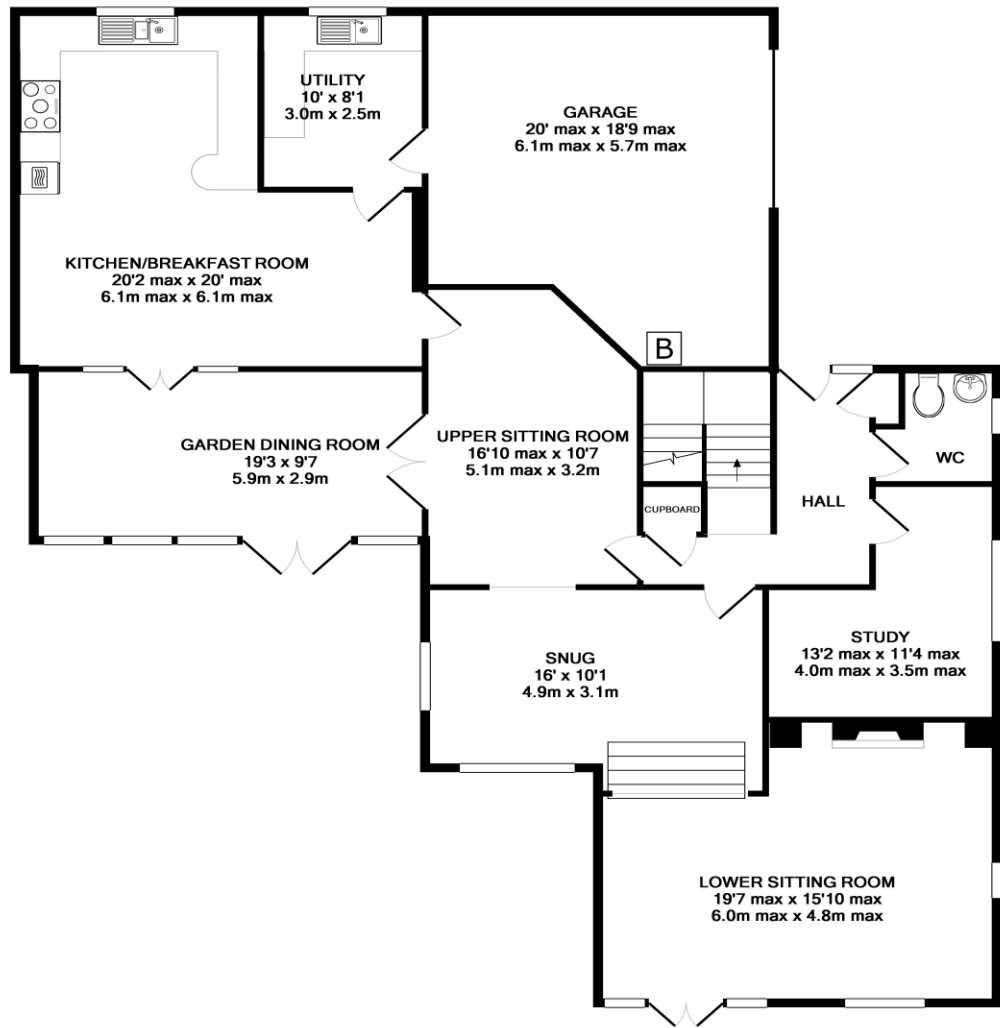
**Outside** – The property sits fairly centrally in its 0.25 acre plot, with the front garden having lawned areas and beautiful perennial borders. The driveway leads to the integral double garage. There is an arch leading through to the side garden with secluded seating area, then through to the rear garden which has a greenhouse, shed and compost area, extensive shaped lawn and gravelled seating areas, plus well stocked flower and shrub beds.

**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 well-regarded Churchill Academy and Sixth Form, Sidcot and Wells. Situated on the north side of the Mendips, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 7.4 miles and Bristol International Airport is 3.4 miles away. Regular mainline railway services are available within 4.4 miles from Yatton station.

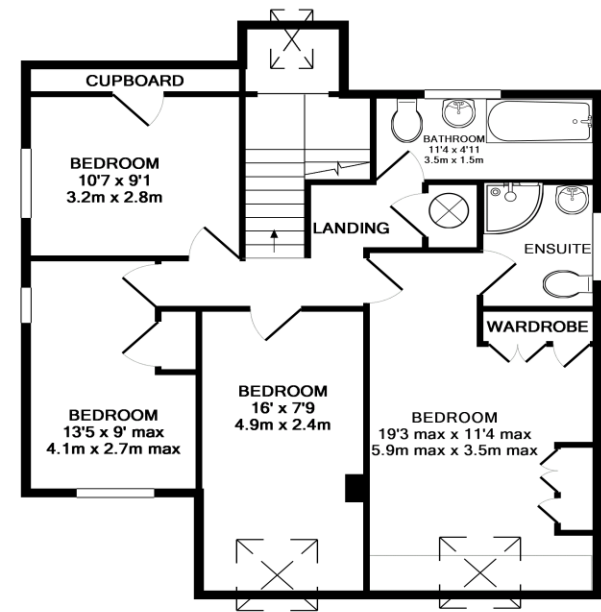




OIL TANK



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 2276 SQ.FT. (211.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



**SERVICES** – mains electricity, water and drains

**EPC RATING** - E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** - G £3,626.73 (2024/25) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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