



**Willows**  
**Ropers Lane, Wrington, Bristol, BS40 5NF**

**Robin King** | Estate Agents



## WILLOWS, ROPERS LANE, WRINGTON, BRISTOL, BS40 5NF

**Detached 4 bedroom family home with additional 1 bedroom annexe, with fantastic far reaching views, unexpectedly large professionally landscaped rear gardens, extensive driveway parking and a garage in a sought-after residential location on the outskirts of Wrington, a highly regarded North Somerset village with excellent amenities, convenient for access to Bristol and beyond**

- Approx 2432 sq ft of flexible accommodation with 1 bedroomed annexe
- Superb far-reaching views to front and rear
- Delightful, extensive professionally landscaped rear gardens including a raised bed kitchen garden and various fruit trees
- Potting shed/greenhouse
- Shared ownership of a small orchard to rear providing pedestrian access to Orchard Close
- Electric car charger completely powered by solar panels

Set back off Ropers Lane, a highly regarded residential location on the outskirts of Wrington, Willows dates from the 1950s and has been a much-loved family home for the past 27 years. Converted from an original bungalow, the accommodation is now arranged over 2 storeys as a main family home and annexe. Benefiting from wonderful views towards Wrington hill from the front, the panoramic views from the elevated position to the rear of the property are simply breath-taking, across the Langford valley and towards the Mendip hills. In addition to substantial, very well planned enclosed rear gardens, Willows also shares an orchard to the rear with 6 other properties, which not only provides a wonderful natural habitat but also pedestrian access to Orchard Close and Wrington village. The property is currently arranged with the 1 bedroom annexe to the left hand side of the house, which could be easily re-incorporated into the main house if required. The Annexe accommodation comprises a sitting room with a fireplace (currently fitted with an electric fire, but could be re-opened up, or a wood burner installed); a garden room with fantastic views over the garden and the valley beyond; a kitchen/diner with a raised sun deck with steps down to the garden; a bathroom with a bath and a double shower and enclosure and a double bedroom.









On the ground floor of the main family home is a charming sitting room/snug with fitted bookshelves, with lovely views over the front garden through a wide window that is almost full-height, with a window seat. The sitting room has a wooden floor and fireplace and leads into the glazed garden room with wonderful far reaching views, and has been conveniently divided from the Annexe garden room by a folding partition, that can be drawn back to create one large room if required. The dining room accommodates a good sized dining table and leads into the kitchen/breakfast room, fitted with a good range of wooden wall and base units along with a breakfast bar. There is a double oven, ceramic hob with overhead extractor and space for a fridge, and like the sitting and garden rooms, there are superb far-reaching views. Upstairs there is well proportioned bedroom accommodation and good storage, both in cupboards and under the eaves. All the bedrooms have wonderful views: there are 3 good sized double bedrooms and a large single/small double that is currently used as a home office. The principal bedroom includes a stylish, contemporary en-suite bathroom with separate shower enclosure, and there is a family shower room.



Outside – beyond the back door is a covered passageway that leads to the front garden, and also provides access to the garage (with electric up-and-over door) and the utility/laundry room with space for a washing machine, tumble dryer along with a fridge and freezer. Beyond is a useful workshop, and there is also a good sized potting shed/greenhouse for the keen gardener. The gardens are a total delight, having been professionally landscaped to create a number of different areas which combine to create a truly wonderful space to suit a variety of needs. The vendors report that careful design and planting makes the garden surprisingly low maintenance. Running across the back of the house is a superb wide terrace, ideal for alfresco dining and entertaining. A gently sloping path leads down to another section of the garden, with a semi-circular lawn and deep, well planted beds, with various gravelled and paved paths to either side to draw the eye – it's a wonderful garden for children to explore and play in.







An arched wooden gate through a feature wall opens into another section of the garden, with a level lawned area to one side and gravelled area to the other with a range of fruit trees including pear, apple and plum, along with another secluded dining terrace area. Under an attractive tree is a gravelled area that provides a boules pitch, and beyond is an enclosed kitchen garden with 4 deep raised beds enclosed by sleepers, along with a composting area, and in the corner is another sheltered seating area where the vendors have enjoyed outdoor evenings by their fire pit. A wooden gate set into the mature conifer hedge at the bottom of the garden opens into the wonderful orchard that is shared by 7 properties, to provide a wonderful natural habitat and pedestrian access into Wrington.

To the front of the property the garden has been neatly landscaped with a central circular feature with planted gravelled beds, with various paths and steps, which provides another place to sit and enjoy the surroundings. In addition to a camper van shelter there is ample parking for a number of vehicles on the in-out drive that provides 2 access points to/from Ropers Lane.











**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

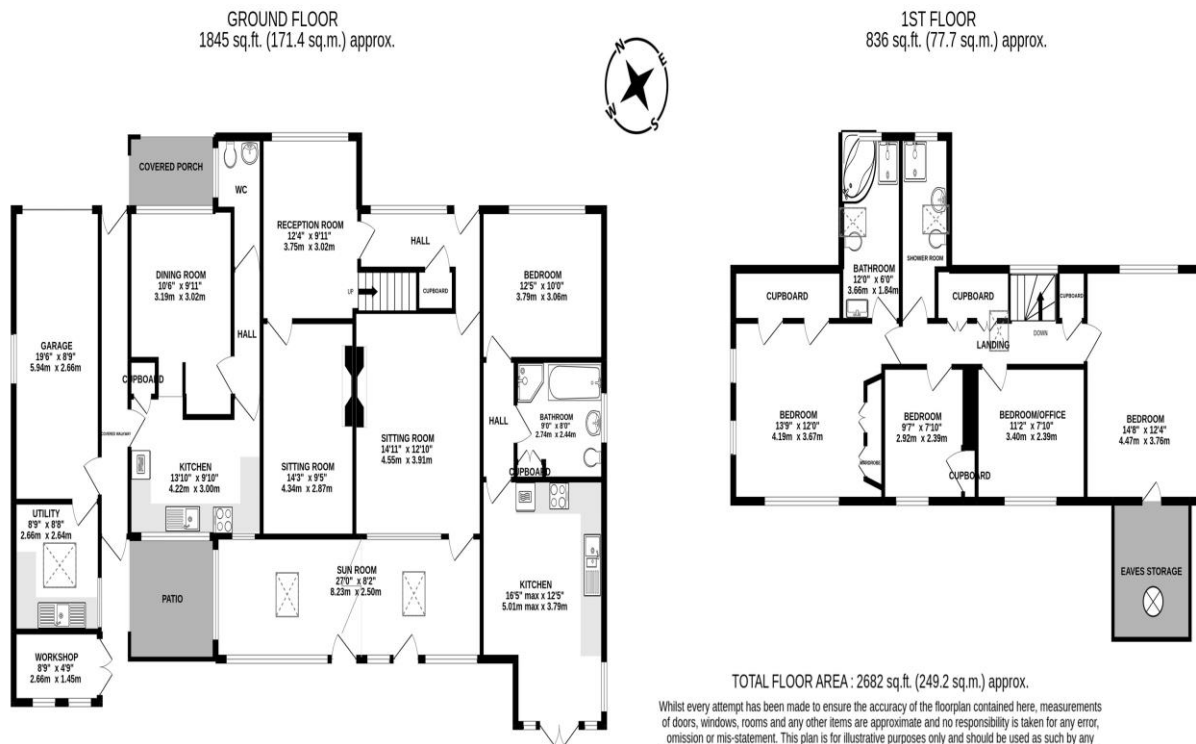


**DIRECTIONS** – Directions – coming from Congresbury, the property sits on the right hand side towards the end of Ropers Lane before the crossroads onto School Road, Old Hill and Long Lane. Look out for 3 black and white bollards on the right hand side, and then another set of 2 bollards, and the driveway entrance to Willows is either side of these 2 bollards.

**SERVICES** – Mains Drainage, Solar Panels and Electric Radiators – Gas available (not currently connected)

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2756.63 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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.  
Made with Metropix ©2022



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com**  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT