



Hortswood Farm
Long Lane, Wrington, Bristol, BS40 5SP

Robin King | Estate Agents

HORTSWOOD FARM, LONG LANE, WRINGTON, BRISTOL, BS40 5SP

A beautifully appointed 4 double bedroom semi-detached family home with driveway parking, garage, south facing garden and a small paddock in an elevated rural position with breathtaking far-reaching panoramic views on the outskirts of a highly regarded North Somerset village with excellent facilities, convenient for access to Bristol and beyond

APPROX 1,960 SQ FT ACCOMMODATION • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT INCLUDING STYLISH KITCHEN/DINING ROOM WITH INTEGRATED NEFF APPLIANCES AND A WOOD BURNER • SPACIOUS SITTING ROOM WITH A WOOD BURNER AND DIRECT GARDEN ACCESS • GARAGE/STORAGE/UTILITY ROOM WITH POTENTIAL TO CREATE ANNEXE ACCOMMODATION (STPP) • SOUTH FACING GARDEN AND SEPARATE SMALL PADDOCK (APPROX 0.17 ACRES) • BRISTOL AIRPORT 3.6 MILES / CENTRAL BRISTOL 11.3 MILES / ACCESS TO M5 VIA JCT 21 OR JCT 22 WITHIN 9.9 MILES / YATTON STATION 5.8 MILES – PADDINGTON FROM 114 MINS

Hortswood Farm has been the recent subject of a programme of updating and renovation, enacted with great care and attention to detail, creating a luxurious and beautifully appointed family home. The property has been designed to take full advantage of the breathtaking far-reaching views over the surrounding countryside, and from both inside and out there is a sense of being on top of the world, surrounded by nature.

Upon entry via the spacious lobby/boot room, 3 steps to one corner lead up to the utility room with a sink, storage cabinets and space for a washing machine and tumble dryer, beyond which is a further generous storage room and then the large single garage. Subject to the necessary permissions, there is potential to create additional accommodation if required, perhaps as an annexe for a dependent relative.

The beautiful kitchen, installed by Timbercraft of Clevedon and featuring a smartly tiled floor and high quality integrated NEFF appliances is a highlight of the property. Fitted with an extensive range of full height wooden units across one side, and base units with granite worktops and recessed 1½ sink to the other, integrated appliances include a larder fridge, a freezer, a double oven with hide and slide doors and a dishwasher. The smart central island with gently curved sides and granite worktops includes a large NEFF/Schott ceran induction hob with a very contemporary





overhead extractor. For the party lover, there is remote-controlled adjustable plinth lighting. To one end of the kitchen is a pantry area with fitted storage and a contemporary cloakroom off.

The wide bay window in the dining area beyond the kitchen provides the introduction to the fantastic far-reaching views available from almost every room, across the Aldwick valley and towards the Mendip Hills beyond. The adjacent fields are generally used to grow crops, rather than livestock, and slope gently away from the house. Bordered by neatly maintained hedges and mature trees there is a feeling of being surrounded by nature, able to watch the seasons progress throughout the year. The dining area accommodates a large dining table - ideal for family meals and entertaining - and includes a multi-fuel wood burner and well-designed storage which combine to give a sense of country charm.

The spacious sitting room is wonderfully light and airy, with superb views through the wide window and the French doors opening onto the dining terrace and garden beyond, ideal for entertaining. The wood burner provides the focal point to the room, with a smart fitted cupboard to one side.

A light, sunny, hallway beyond the kitchen leads upstairs to the bedroom accommodation and onwards to the additional reception room, currently used as home office. A full height glazed door in the hallway provides garden access.

Like the living accommodation, the 4 double bedrooms are all beautifully presented, decorated with a calming neutral palette, and all include fitted wardrobes. The generous principal bedroom is to the far end of the landing and, like 2 further bedrooms, benefits from the far-reaching panoramic views over surrounding countryside and to the Mendips beyond. There is a linen cupboard along the landing, and a very stylish family shower room with twin sinks and a large shower enclosure along with luxurious under-floor heating.

Outside – the gardens and grounds are another highlight of the property, with a small fenced paddock approaching 0.18 acres opposite the house, which offers potential for the keen gardener to create a wonderful garden from scratch, could be used as a vegetable plot or smallholding, or simply provide outdoor playing space for children. The garden immediately





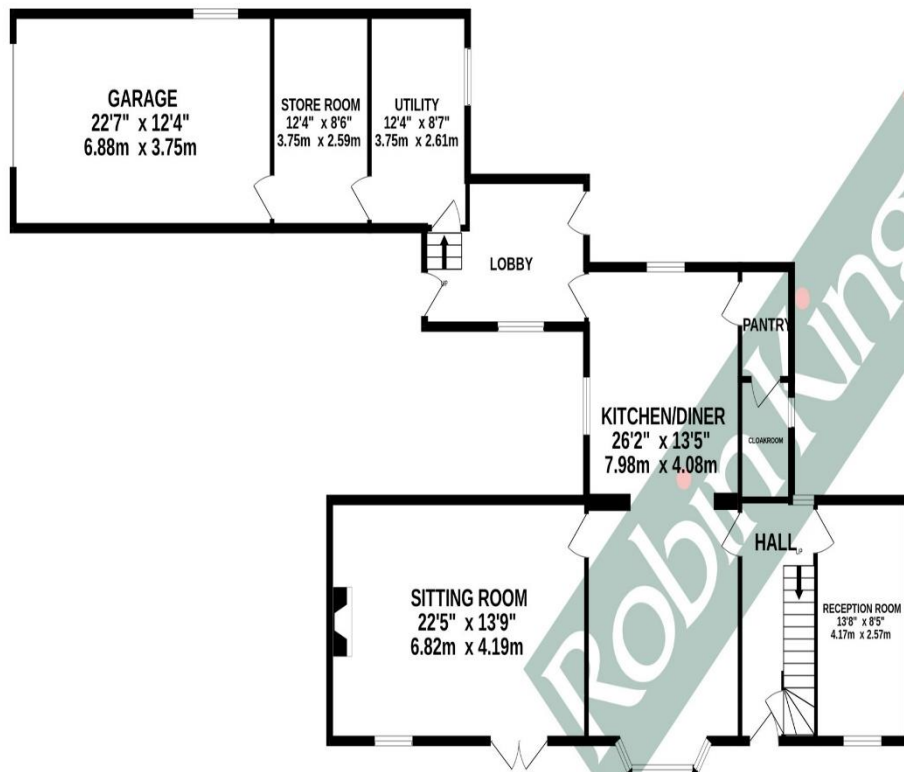
adjacent to the house includes an outbuilding currently arranged as 3 dog kennels which provide good storage, and offers potential for alternative use if required. The garden is currently designed for low maintenance, being mainly laid to lawn with a dining terrace. Neatly enclosed by a smart fence and mature hedges and trees to the sides, the low fencing to the end of the garden help maximise the fantastic south facing panoramic views over the surrounding countryside.

Location – Hortwood Farm is situated in an elevated position up an impressive driveway (owned privately by a neighbour but with right of access for all properties along it) flanked by neatly maintained hedges. Lye Cross Farm Shop, providing a wide range of fresh, locally sourced produce including meat and award-winning cheese, is within 1.8 miles as are the extensive facilities of Wrington village. The wide range of amenities includes shops, cafes, pubs, churches, a popular preschool and an “Outstanding” primary school. Senior schooling is within 5.9 miles at the “Outstanding” Churchill Academy & Sixth Form. Hortwood Farm is situated approximately 11.3 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 3.6 miles and mainline railway services are available within 5.8 miles at Yatton station (London Paddington from 114 minutes).

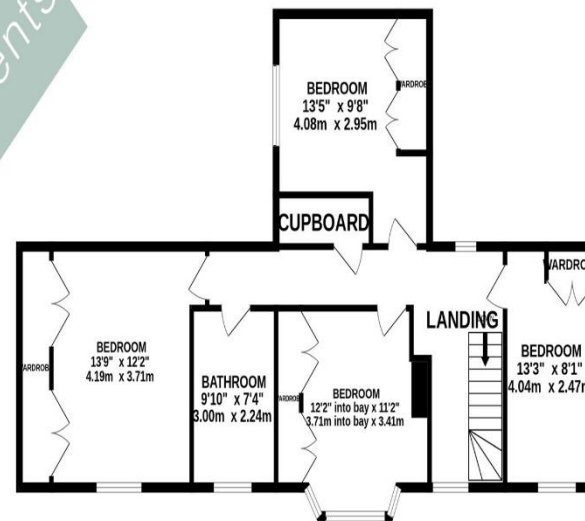




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1960sq.ft. (182.1 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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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 – from our office take the A370 Bristol Road and after 0.6 miles turn right onto Wrington Road. Continue for approx. 1.9 miles, during which the road becomes West Hay Road, and turn left onto Chapel Hill which becomes Roper’s Lane. At the end of Roper’s Lane continue forwards onto Long Lane for approx. 0.9 miles, past Barley Wood children’s nursery, the Walled Garden and Barley Wood Stables. Having passed the right hand entrance Rockdunder Lodge, shortly beyond is the left turning onto the driveway leading to Hortswood Farm. Continue up the road for approx. 0.4 miles, keeping left where the road forks towards Burnt House Farm. Hortswood Farm is on the right hand side just before a cattle grid.

SERVICES – LPG, private drainage – septic tank shared with adjacent neighbour

EPC RATING - F

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band D £1,973.14 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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