



**1 Church Cottages**  
**The Triangle, Wrington, Bristol, BS40 5LF**

**Robin King** | Estate Agents

# 1 CHURCH COTTAGES, THE TRIANGLE, WRINGTON, BRISTOL, BS40 5LF

A charming 2 bedroom semi-detached cottage in a tucked away location in a popular North Somerset village with excellent amenities

- **Approx 510 sq ft including updated kitchen**
- **New boiler installed 2021**
- **Outside space with potential to create a small garden**
- **Close to village amenities and church**
- **Within catchment for “Outstanding” schools – Wrington C of E Junior School and Churchill Academy & Sixth Form**
- **Mainline railway within 4.5 miles at Yatton – Paddington from 114 mins**
- **Access to M5 within 8.6 miles at Jct20/Jct 21**
- **No onward chain**

This delightful 2 bedroom cottage is one of a pair of semi-detached period cottages in a delightful no-through backwater leading up the ancient parish church, right in the heart of the conservation area of the village. It is within easy walking distance of village amenities including the primary school and shops and has a timeless outlook at the front towards the beautiful church.

The cottage is accessed via a gated path, with the front door opening into the kitchen. This has recently been updated and includes a good range of fitted storage units, an electric cooker with gas hob and space for a fridge/freezer and a washing machine.

The sitting room is off to the right of the kitchen, with an attractive period cast-iron fireplace with stripped pine surround providing the focal point, and a bay window. The neat bathroom is to the left of the kitchen, with a bath with screened shower over.

There are 2 bedrooms to the first floor, 1 of which has a wardrobe and the other a cast iron feature fireplace.

**Outside** – the path to the cottage provides space for garden pots and to the far end of the cottage is a small south-facing garden area (over which the adjacent neighbours do have right of access, which is rarely used).





While the property does not have off street parking there are plenty of options for on-street parking very close by.

**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 “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 13 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within 8.6 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is 5.2 miles away. Regular mainline railway services are available within 4.5 miles at Yatton station - journey time to London Paddington from 114 minutes. (All distances are approximate).



**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

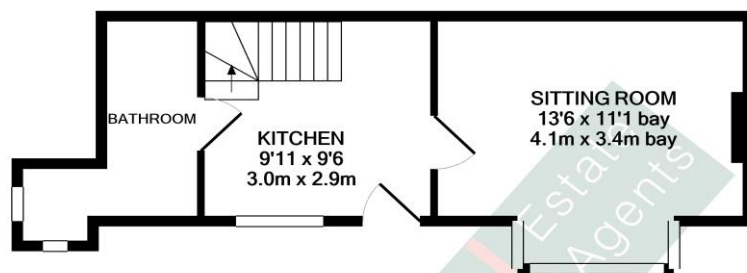
**DIRECTIONS** – Upon leaving Robin Kings office take the A370 Bristol Road and continue for 0.6 miles, going straight on at the Smallway traffic lights, then take the right turn onto Wrington Road. Continue for approx. 2 miles during which the road becomes West Hay Road and as you approach Wrington becomes High Street. Proceed into Wrington village, bearing right into Broad Street. At the end of Broad Street, do not follow the road around to the left to Langford and Bridgwater, but go straight across on to The Triangle. Follow the road around to the left towards the church and 1 Church Cottages is on the left hand side.

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

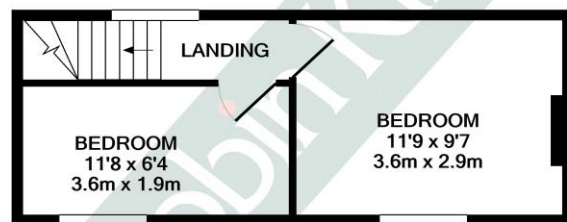
**SERVICES** – All mains services are connected

**EPC RATING** - E

**COUNCIL TAX BAND C** - £1,845.18 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 222 SQ.FT.  
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 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

Made with Metropix ©2020



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://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**