

5 The Cottages Station Road Wrington BS40 5LH

£380,000

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



How Big

995.50 sq ft



Bedrooms

2



Reception Rooms

2



Bathrooms

1



Warmth

Electric heating



Parking

On street



Outside

Rear



EPC Rating

F



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

Set within the heart of the highly sought after village of Wrington, 5 The Cottages is a delightful period home brimming with charm, character and a wonderful sense of history. Lovingly cared for by the current owners, the property offers a warm and inviting atmosphere together with a flexible layout suited to modern living. The front door opens directly from the pavement into a traditional entrance hallway which leads through to the principal reception spaces. To the front of the property is a cosy sitting room, currently arranged as a bedroom, while at the centre of the home is a charming reception room featuring a traditional open fireplace. A perfect setting for relaxing and cosying up on winter evenings. The kitchen has been thoughtfully reconfigured to create the true heart of the home. Beautifully appointed with shaker style wall and base units, the space comfortably accommodates a dining table and benefits from skylights which flood the room with natural light. Patio doors open directly onto the garden, creating an effortless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the cottage provides two well proportioned bedrooms and a family bathroom. In addition, there is a useful loft room, currently utilised as a study, offering valuable additional space for home working or hobbies.

The gardens are a particular feature of the property. Extending to over 187ft in length, they provide a wonderful retreat with a variety of mature shrubs and planting. A patio area provides the perfect setting for al fresco dining, whilst the rest of the garden is mainly laid to lawn, unfenced and includes a covered seating area. The garden provides an ideal space for children to play or for the potential of a vegetable patch and even keeping chickens, completing the quintessential cottage garden.

Properties of this nature are rarely available within the village and early viewing is highly recommended to fully appreciate all that this charming home has to offer.

Wrington is widely regarded as one of North Somerset's most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgeries and a variety of well-supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Community School. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside including the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley Lake and Blagdon Lake provides exceptional opportunities for walking, sailing, fishing and outdoor pursuits.



## A charming period cottage with beautiful gardens in Wroughton



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## About this property

TENURE  
Freehold

UTILITIES  
Mains electric  
Mains water  
Mains drainage

HEATING  
Electric heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

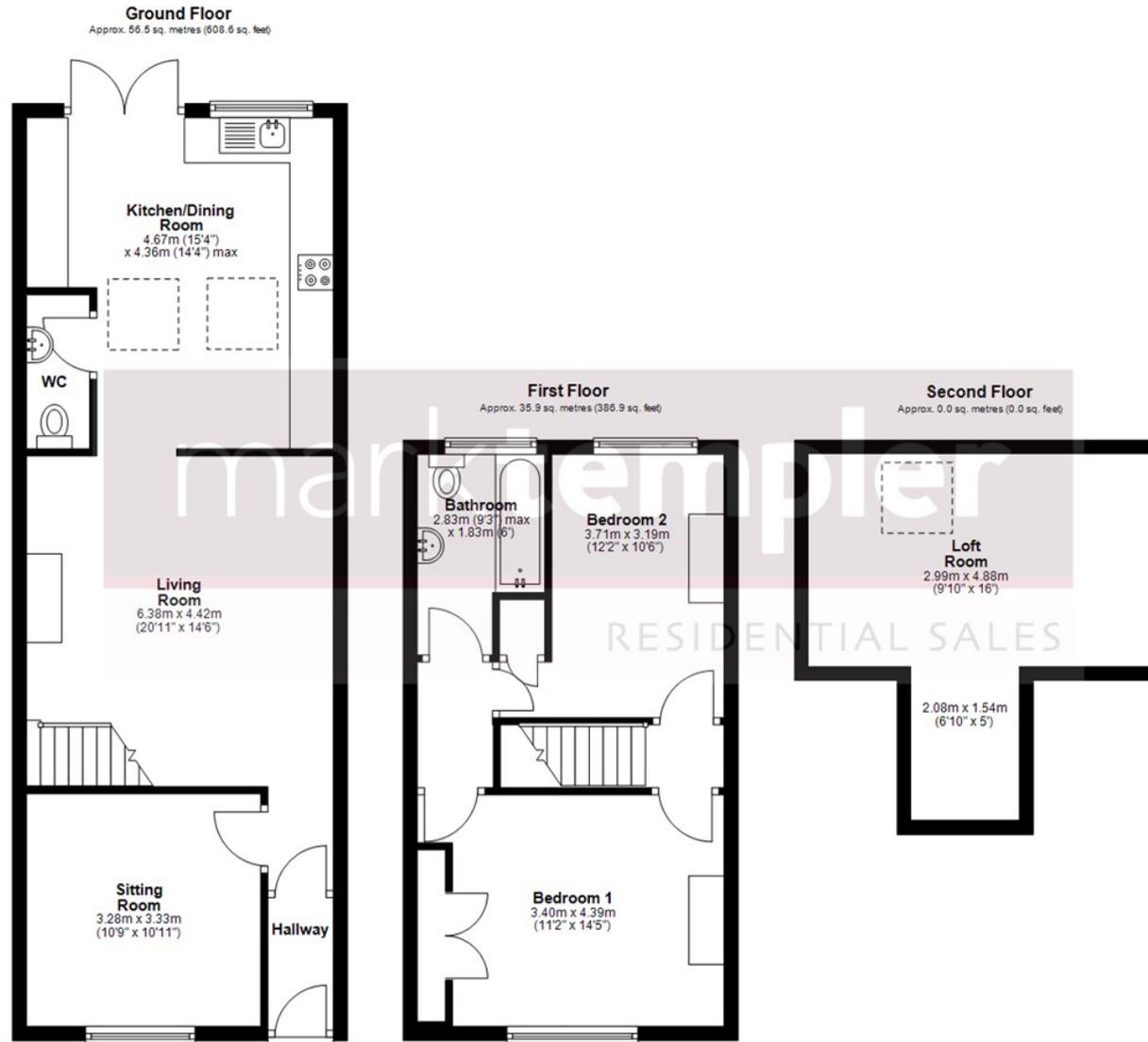
This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



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Total area: approx. 92.5 sq. metres (995.5 sq. feet)

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.  
Plan produced using PlanUp.