



Blaise House
Station Road, Wroughton, BS40 5LG

Robin King | Estate Agents

BLAISE HOUSE, STATION ROAD, WRINGTON, BS40 5LG

A wonderful 5-bedroom semi-detached period family home set right in the heart of the very popular village of Wrington, with 3 reception rooms, a large and very private garden and driveway parking for several cars that is conveniently situated for access to Bristol and beyond.

APPROX. 2,058 SQ FT OF FLEXIBLE FAMILY ACCOMMODATION • 5 BEDROOMS (4 DOUBLE) • 2 BATHROOMS • 3 RECEPTION ROOMS ALL WITH PERIOD FEATURES • MAGNIFICENT KITCHEN/DINING/FAMILY ROOM WITH VAULTED CEILING AND AGA • LARGE PRIVATE AND ENCLOSED REAR GARDEN • AMPLE DRIVEWAY PARKING • CENTRAL VILLAGE LOCATION • MAINLINE RAILWAY SERVICES WITHIN 4.6 MILES AT YATTON STATION – PADDINGTON FROM 114 MINUTES • BRISTOL AIRPORT WITHIN 5.3 MILES • ACCESS TO M5 WITHIN 5.3 MILES AT JCT 21 ST GEORGE'S • CENTRAL BRISTOL 12.2 MILES (ALL DISTANCES/TIMES APPROX.)

Blaise House is an exceptional family home set right in the heart of the popular village of Wrington. It was built in 1845 and extended in 2012 and now offers approx. 2,058 sq ft of well finished accommodation over 3 floors. It is characterised by fabulous high ceilings, cornicing detail, solid wood flooring, picture rails, tongue and groove panelling and has beautifully restored limestone fireplaces in nearly every room. It also has a large garden and all too essential driveway parking for several cars. The convenience of its location combined with easy access to excellent schooling, local amenities, and transport networks make this property the ideal family home.

Entry is via an attractive sage green front door to the hallway with solid oak flooring, space for coats and shoes and 2 useful understairs storage cupboards. To the left is the sitting room which is a lovely bright spacious room with bay window over the front garden, a picture rail and original cornicing and period open fireplace with slate hearth.

To the right is the office/dining/music room. Again, it features an attractive bath stone fireplace with slate hearth together with cupboards and bookshelves in the each of the alcoves.





From here an archway leads through to a superb kitchen/dining/family room which is able to take advantage of high vaulted ceiling with Velux windows that flood this room with light. A stylish hand-built country style kitchen has bespoke units in a natural sage green with beautiful solid oak worktops and a gorgeous cream gas AGA at its heart. It also features a double Belfast sink, integrated dishwasher, freezer, custom built wine, spice and plate racks, a larder and has space for an additional fridge/freezer. Attractive slate flooring, space for a large table, settle and dresser and a freestanding island/breakfast bar with storage complete this spacious and airy room.

The ground floor accommodation continues to the rear with an inner hallway/boot room with access via a stable door to a side terrace in the garden and shower/utility room with Belfast sink and space for a washer/dryer. Both have tongue and grooved panelling and slate floors. Completing the ground floor accommodation is a further room currently used as a snug, which if preferred could be an extra bedroom. With timber bi-folds opening to a large dining terrace it offers the perfect space to entertain friends and family.

Rising to the first floor there is a generous landing with stripped reclaimed pine flooring that runs throughout and which leads to two double bedrooms both with pretty period fireplaces. In addition, a gorgeous family bathroom with separate Lefroy Brooks shower and roll top bath and wood panelling is stylishly finished in duck egg blue.

Stairs rise to the top floor where there are three further bedrooms, two doubles and a single with hand built high rise bed which neatly adds practical storage to this space.





Outside – Blaise House is set back from station road behind an attractive wall topped with wrought iron railings. There is a lawned front garden and to the right a gravelled driveway offering parking for up to 3 cars. Gates from here open to the exceptionally private back garden with wonderful mature trees and shrubs providing perfect screening from neighbours. A traditional flagstone dining terrace opens on to a large area of lawn with a pond and a Wendy house to the right-hand side. A gated picket fence creates a second area of garden which has a children's play area, space for chickens, two garden sheds and plenty of potential for a vegetable patch. Another secure gate provides access to the central walkway connecting Wrington Village.

Location - Wrington is a highly regarded village with excellent facilities including shops, pubs, cafes, a fantastic primary school and within the catchment for Churchill Academy & Sixth Form and also Wells Cathedral School, Millfield and Sidcot schools are within easy reach. Mainline railway services are available within 4.6 miles from Yatton station – Paddington from 114 minutes. Access to the M5 at Jct 20 or Jct 21 is within 5.3 miles and central Bristol is approximately 12.2 miles away. (All distances are approx.). The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach.



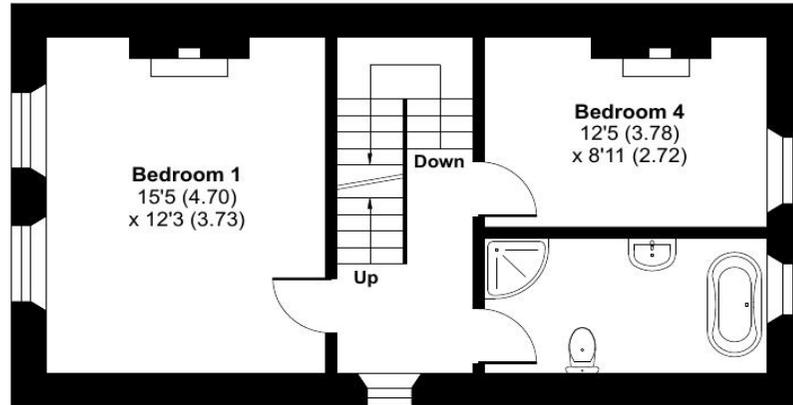




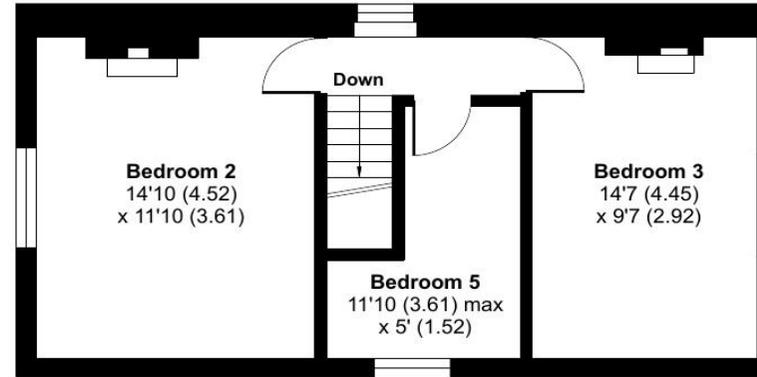
Station Road, BS40

Approximate Area = 2058 sq ft / 191.2 sq m

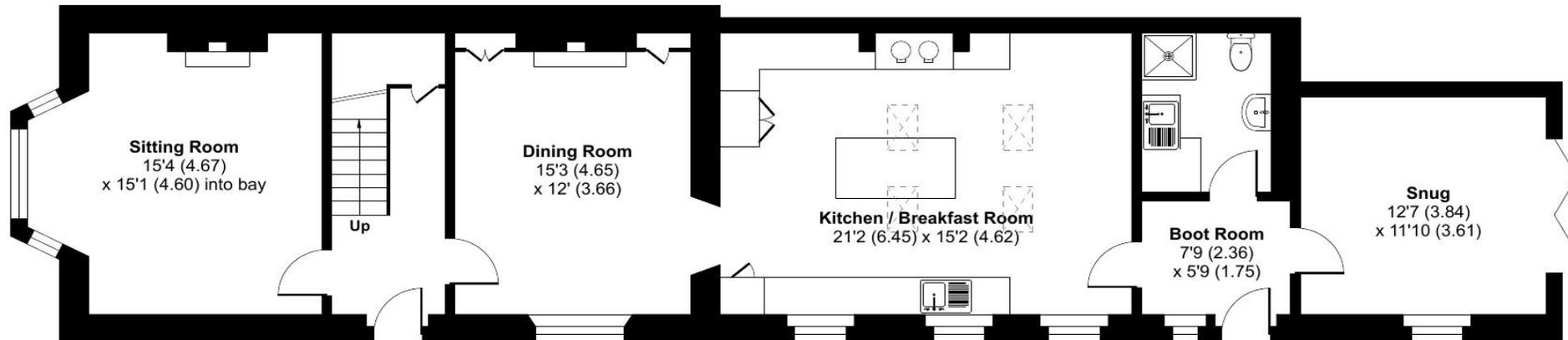
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1120991

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 and continue to Wrington village. Follow the road round onto the High Street then turn into Broad Street which then becomes Station Road and Blaise House is on the left-hand side.

SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - E £2,659.60 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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