



Ladymead Ladywell

Wrington, Bristol

Ladymead is a beautifully presented detached family home, offering spectacular rural views and a self-contained one-bedroom annexe.

Conveniently located for access to Bristol and beyond, the property has lovely gardens, a garage, and ample driveway parking.

All mains services plus solar PV panels

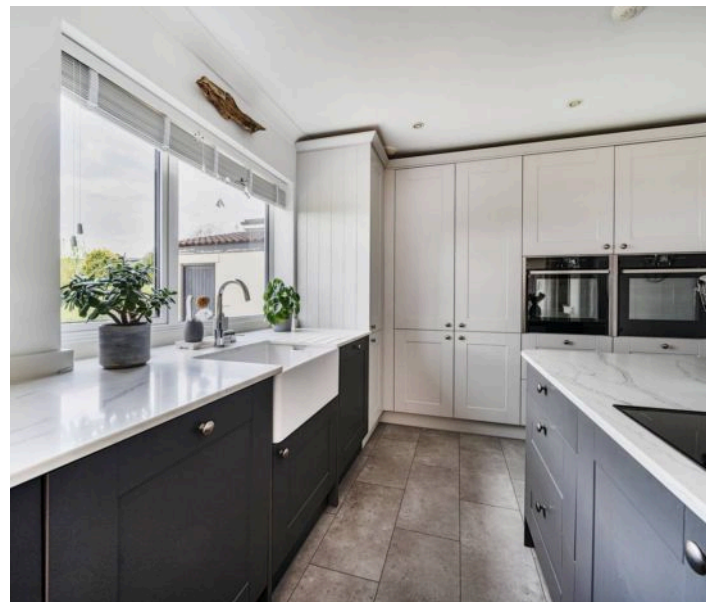
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A total of 3,153 sq ft of accommodation
- Main house with 4 bedrooms and 2 bathrooms and solar panels
- Immaculately presented throughout
- One bedroom annexe flat with independent access
- Central village location with magnificent rural views
- Popular village with excellent amenities
- In catchment for well regarded local schools
- Garage, ample driveway parking and EV charger
- Set in grounds of approx 1/3 of an acre
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Ladymead is a very well-presented detached family home. The main residence provides 2,426 square feet of versatile living space, including four double bedrooms, four reception rooms, and two bathrooms. Additionally, the separately accessed annexe (423 sq ft) includes a sitting room, kitchen, bedroom, and shower room – ideal for a dependent relative, teenager, or potentially as an income source, subject to planning permissions.

Set within a generous plot of 1/3 of an acre, Ladymead occupies a central village position yet adjoins open countryside, offering magnificent panoramic views. The open gardens feature spacious lawns and dining terraces perfect for relaxation, entertaining, or simply enjoying the view.

Upon entry, the spacious and welcoming hallway, finished with engineered oak flooring, provides practical storage for coats and shoes, along with a convenient downstairs cloakroom. To the left, the bright and airy sitting room has a log burner as its focal point, with double doors opening seamlessly into the kitchen/breakfast/dining room.

The kitchen is fully equipped with attractive pewter and light grey units complemented by beautiful quartz worktops. Integrated appliances include an induction hob, twin Neff hide-and-slide ovens, a dishwasher, and full height fridge. A substantial central island provides ample space for informal dining, while the adjacent space comfortably accommodates a large table and offers sliding doors to the outdoor terrace blending inside and outside – perfect for coffee or a BBQ.





Off the kitchen there is a practical utility/boot room which has space for a washing machine, tumble dryer and freezer and provides access to the garden. This room also gives access to a generous study which shares the lovely views over the garden.

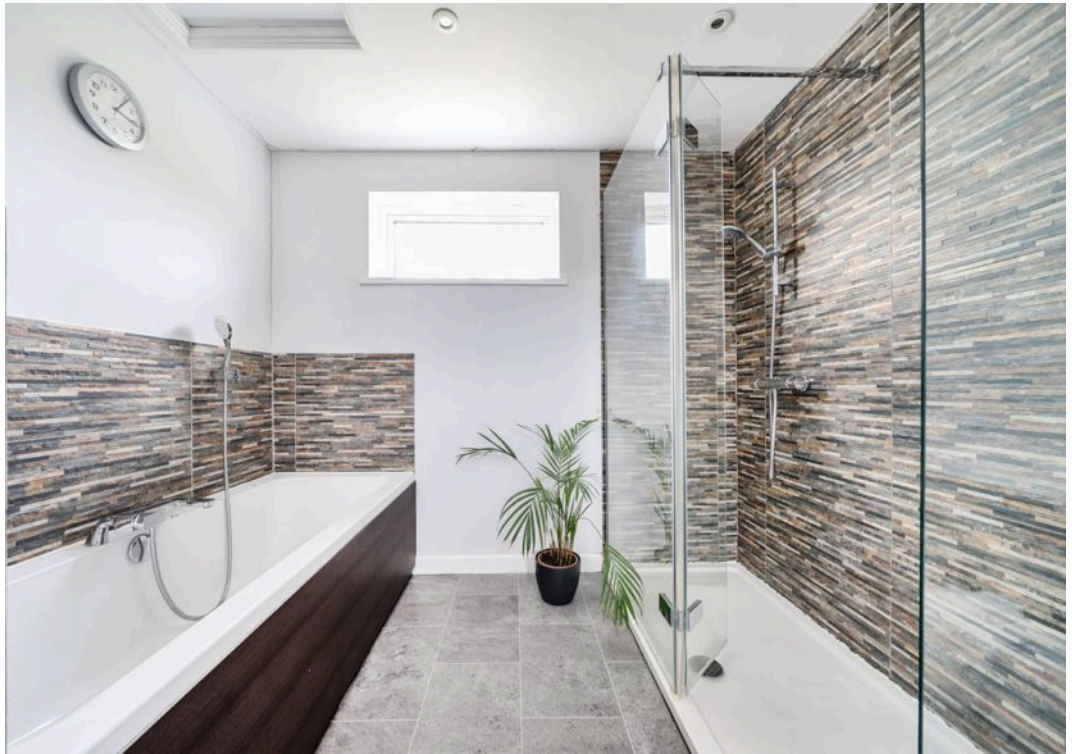
Returning to the hallway to the right you will find the final reception room which is a snug/playroom with additional storage and direct garden access.

Upstairs, there are four generously sized bedrooms. The principal suite impresses with panoramic countryside views and has a dressing room with extensive fitted wardrobes. There is also a spacious en-suite bathroom which provides a luxurious retreat, featuring both a walk-in shower and separate bath.

The remaining bedrooms share a family bathroom, and bedroom four offers the additional charm of a delightful balcony with village views.







Outside

The gardens at Ladymead are a true highlight, comprising three distinct areas. Adjacent to the house, extensive landscaping is evident, featuring beautiful terracing and wide steps that lead down to a lawned area with a wildlife pond. There are also alternative terraced spots perfect for soaking up the views and the tranquillity of the location.

Tucked around the side of the property is an immaculate vegetable garden with raised beds edged with railway sleepers, ready for you to plant. A large blockwork brick outbuilding provides excellent storage, along with a convenient shower room.

The third area of the garden extends from the more formal sections, offering a large, level field that serves as a useful recreational space.

Location

Wroughton is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.

(All distances/times approx.)





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Annexe: The annexe provides an additional 423 square feet of thoughtfully arranged accommodation, comprising a double bedroom with fitted wardrobes, a comfortable sitting room, kitchen, and shower room. Suitable for various uses such as a living space for a dependent relative, teenager or subject to necessary consents a potential for income generation, it significantly enhances Ladymead's appeal and versatility.



Ladywell, Wrington, Bristol, BS40

Approximate Area = 2426 sq ft / 225.3 sq m

Garage = 153 sq ft / 14.2 sq m

Annexe = 423 sq ft / 39.2 sq m

Outbuildings = 151 sq ft / 14 sq m

Total = 3153 sq ft / 292.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1280948

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