



Dial House, Wrington, North Somerset

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A charming early 18th century south facing house and garden, with paddock, situated about 0.8 miles west of the centre of the highly desirable village of Wrington, near Bristol.

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### Summary of accommodation

**Ground floor** Entrance hall | Sitting room | Dining room | Kitchen/breakfast room with Aga  
Utility area | Cloakroom

**First floor** Principal bedroom with en suite bath/shower room | Two further bedrooms  
Bathroom

**Second floor** Two double bedrooms

**Outside** Drive approach | Parking area | Substantial stone and tile garage/workshop  
Attractive garden | Kitchen garden | Adjoining paddock

**In all about 1.41 acres**

### Distances

Bristol 10 miles | M5(J20 and (J21) 7 miles | Bristol Airport 3 miles | Nailsea & Backwell  
Rail Station 5 miles | Bristol Temple Meads (London Paddington) 9.2 miles | Yatton Rail  
Station 3.5 miles | Wells 16.5 miles | Bath 18 miles (Distances are approximate).









## The Property

Dial House is a delightful, detached period house, believed to date from 1701. It is situated along the much-favoured West Hay Road area of Wrington with its paddock adjoining farmland just under a mile from the centre of Wrington. Slightly elevated, it overlooks its attractive south facing walled garden with mature hedgerows. To the north there is a lovely outlook over the paddock to farmland, and beyond to the wooded Wrington Hill.

The south exterior is most attractive with external shuttered sash windows and a mature Magnolia on either side. The present owner purchased the property in 1978 and have lovingly maintained it. Whilst the house would benefit from some updating it is well-maintained and very comfortable. The interior is charming and has a warm and friendly atmosphere with the accommodation arranged over three floors. On the ground floor the main reception rooms, and entrance hall, have light oak parquet floors. The beamed sitting room has a Minster fireplace fitted with a Jetmaster fire. The dining room has a brick fireplace with an arched shelved recess on either side. The kitchen/breakfast room is fitted with wood units and an oil-fired Aga. An archway leads to a separate utility area.

The first floor has a split staircase. The spacious principal bedroom faces south and has an en-suite bath/shower room. There are two further bedrooms (one currently used as a study) and a family bathroom. On the second floor there are two further double bedrooms. All bedrooms have an attractive outlook and are spacious and light.

Dial House is not listed and there is considerable scope to extend the property, subject to the necessary planning consents.







## Outside

Dial House is approached from the east over its drive through double entrance gates which leads to a parking area outside the east elevation. The drive continues behind the house to a stone and tile outbuilding/single garage and workshop, with folding door. This outbuilding is not only very useful, it offers significant potential to any purchaser, subject to any necessary consents.

The gardens are a delight and lie principally in front of the house facing south. There is a large expanse of lawn, ideal for a marquee or a croquet lawn, with inset shaped established beds planted with a variety of flowering plants, and ornamental trees. There are planted borders and climbing shrubs, two Magnolia trees and a fig tree. Behind the stone and tile outbuilding is a kitchen garden with compost area.

The paddock adjoins the drive and is walled along the southern boundary. At the head of the drive double farm gates open to the paddock. There is a pedestrian gate from the rear parking area. The paddock is gently sloping.

In all the property amounts to 1.41 acres

## Directions (Postcode BS40 5NP)

Please note the post code will take you past the property from the Wrington direction, or before the property from the opposite direction. The following directions are advised:

From the centre of Wrington drive out of the village in the Congresbury direction. After about 0.8 mile on West Hay Road, pass the entrance to Uplands on the right hand side. Immediately after on the right, beside a lodge, you will see the drive to Dial House.

## Property information

**Services:** Mains water and electricity are connected to the property. Oil fired central heating. Private drainage. Broadband provided by PlusNet.

**Local Authority:** North Somerset Council : Tel : 01934 888 888

**EPC:** G

**Tenure:** Freehold

**Council Tax Band:** G

**Viewing:** Strictly by appointment only with agents Knight Frank.

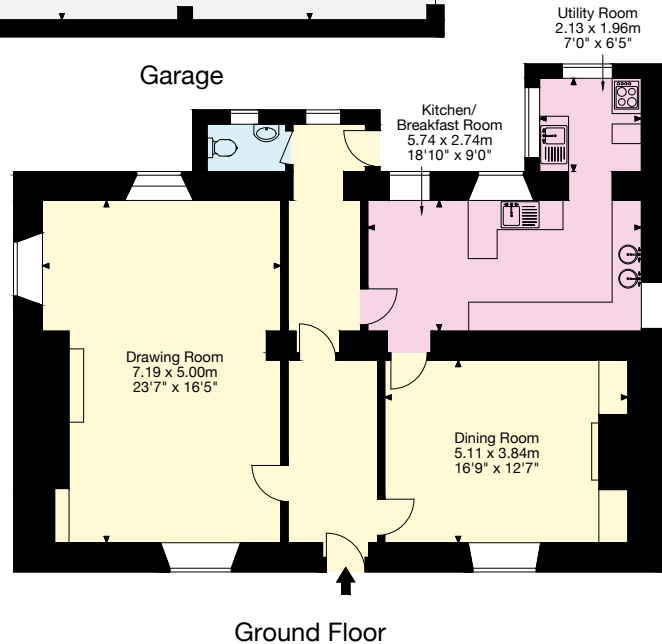
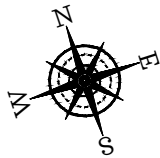
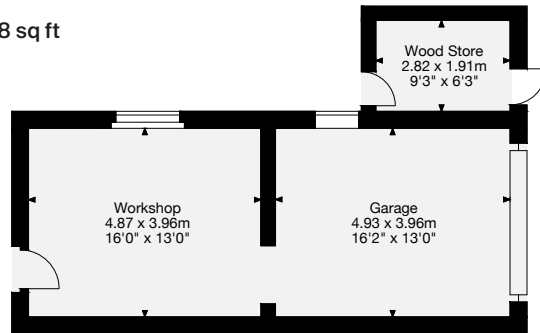
## Approximate Gross Internal Floor Area

Main House = 240 sq m / 2,592 sq ft

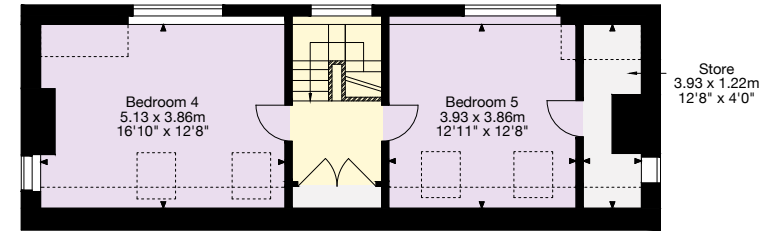
Garage and Wood Store = 45 sq m / 488 sq ft

Total Area = 285 sq m / 3,080 sq ft

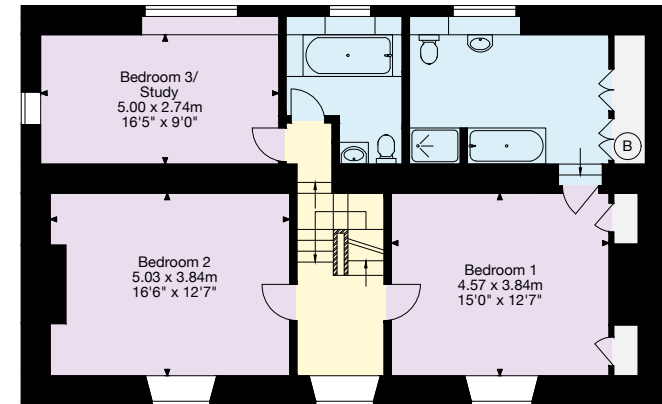
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Freddie Wright

0117 317 1997

[freddie.wright@knightfrank.com](mailto:freddie.wright@knightfrank.com)



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