



## Station Masters House , Station Road, Yate, Bristol

- Non Estate Property Dating back to 1800's
  - Versatile Living Accommodation
    - Modern Kitchen/Diner
  - Self Contained Annex to 2nd Floor
  - Double Garage with Generous Parking
- Individual Extended Detached Old Station Masters House
  - 23' Lounge with Wood Burner
  - 6 Bedrooms to 1st Floor
- Bathroom & Downstairs Shower Room
- Set in approx 3/4 of an acre plot.

**£725,000**

**HUNTERS®**

HERE TO GET *you* THERE



Nestled in the charming Station Road of Yate, Bristol, this Victorian detached house is a true gem waiting to be discovered. Steeped in history, this individual extended Station Masters House dates back to the 1800s, offering a unique blend of character and modern amenities.



As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property boasts an impressive six bedrooms and three bathrooms, providing ample space for a growing family or accommodating guests.



The ground floor features a lounge with a wood burner, a reception lobby, a modern fitted kitchen/diner, and a convenient shower room. Moving upstairs, the first floor has six bedrooms and a family bathroom, while the second floor showcases a spacious 24' lounge/diner (currently used as a master bedroom), a kitchenette, and a further bedroom with an ensuite bathroom.



Situated on a generous 3/4 acre plot, this property offers more than just a house - it provides a lifestyle. Outside, you will find a double garage, extensive parking facilities, and an enclosed lawned garden, perfect for enjoying the outdoors in privacy.



Don't miss this opportunity to own a piece of history with all the modern comforts you could desire. Book a viewing today and envision the endless possibilities this Victorian beauty has to offer.

### Entrance

Double glazed door, wood effect flooring, radiator, doors into

### Downstairs Shower Room

Double glazed window, white WC, shower cubicle, vanity wash hand basin, tiled flooring, heated towel rail.

### Reception Lobby

13'4" x 10'5"

Double glazed window, stairs to 1st floor with cupboard under, dado rail, wood effect flooring, radiator.

### Lounge

23'11" x 15'9"

Two double glazed windows to side and double glazed window to the front, wood burning stove, TV point, two radiators, wood effect flooring.

### Kitchen/Diner

20'8" x 13'3"

Double glazed windows to the front and rear, range of base and larder cabinets with work surface over, Belfast sink with mixer tap over, built in electric double over, and hob with extractor hood over, integrated appliances to include, fridge/freezer, washing machine, dishwasher and wine cooler, two radiators, tiled flooring, door into

### Outer Porch

Wooden door with glazed windows to the sides.

### First Floor Landing

Double glazed window to the front, doors into

### Bedroom One

15'3" x 7'9"

Double glazed window, radiator, wood effect flooring.

### Bedroom Two

15'2" x 7'9"

Double glazed window, radiator.

### Bedroom Three

11' x 7'9"

Double glazed window, radiator, wood effect flooring.

### Bedroom Four

10' x 7'10"

Double glazed window, radiator.

### Bedroom Five

8'9" x 7'3"

Double glazed window, radiator.

### Bedroom Six

13'5" x 8'8"

Double glazed window, radiator.

### Bathroom

11'8" x 5'10"

Double glazed window, white suite comprising bath, separate walk in shower cubicle, vanity wash hand basin, storage unit, WC, heated towel rail.

### Second Floor Landing/ Kitchenette

10'8" x 9'10"

Double glazed window to front and rear, range of base units work surface over, stainless steel sink, wood effect flooring, doors into

### Lounge/Diner (Currently used as Master Bedroom)

24'1" x 15'3" (reduced headroom)

Double glazed windows to the front, side and rear, feature beams, radiator.

### Bedroom

14'6" x 13'8"

Double glazed windows to the front, side and rear, feature beams, radiator, door into

### En-suite Bathroom

7'9" x 5'10"

Double glazed window, white suite comprising, paneled bath with shower extension to mixer tap, WC, pedestal wash hand basin, part tiled walls, radiator.

### Outside

There are steps leading up to lawned area, with further enclosed gardens with mature tree borders, summer house with decking, pergola area, two store/animal shelters, and to the rear of the property there is a further garden laid to stones, greenhouse with double gated access.

### Garage

20'3" x 15'10"

Doors to front and courtesy door to the side, with light and power.

### Outbuilding

12'3" x 10'11"

Stone built with glazed window to the front, with oil fired boiler, light and power.

### Steel Frame open Storage unit

30'3" x 20'10" max incorporating steel framed shed


### Extensive Parking for Multiple vehicles.



## ENERGY PERFORMANCE CERTIFICATE

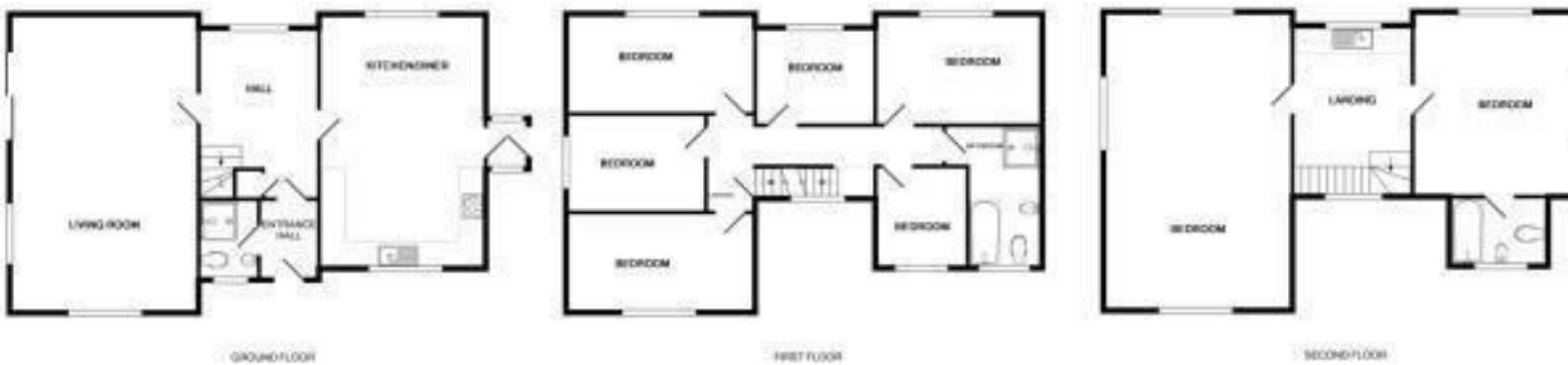
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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