

16 Church Road Yatton BS49 4HH

£535,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Detached cottage



HOW BIG

1410.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

uPVC double glazing and gas  
fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

F



A beautiful detached cottage that is bursting with history, charm, and character, situated in the heart of Yatton, providing convenient access to all the amenities the village has to offer and offered to the market with no onward chain - This stunning period home is believed to date back to the 1800's and started life as two separate cottages, Sunnyside and Snowdrop and was sympathetically converted into one residence in the 1950's to create this spectacular home. The entrance sets the tone perfectly with cobbles which previously formed part of the historic Isambard Kingdom Brunell, Passenger Sheds creating a courtyard. Inside the character continues with inglenook fireplaces, wooden beams and a priest hole that allows access to a room now used as an additional study. Off of the entrance hall is the kitchen, offering a bright dual aspect along with a cloakroom and drawing room. Both the sitting room and dining area boast bay windows and inglenook fireplaces which are features you hope to see in such a property. A later addition is the wonderful garden room to the rear with an exposed wooden ceiling which affords an outlook over the beautifully landscaped garden. The first floor offers a wonderful dual-aspect principal bedroom with an en-suite shower room and two further double bedrooms. Bedroom three is accessed via a secondary staircase from the sitting room whilst retaining the additional benefit of an adjoining door to bedroom two.

Outside, the rear garden has been lovingly tended and thoughtfully landscaped to provide different areas to appreciate and relax with the picturesque church in view. Areas laid to lawn and raised patio seating are contrasted with decorative stone and planted beds with two feature ponds, stone outbuilding and summer house creating a wonderful ambiance. This really is a wonderful space to socialise with friends and family when the weather allows and complements the property perfectly. The front is enclosed by a natural stone wall with an area laid to lawn that is bordered by a variety of well-tended shrubs and bushes. The gravel driveway provides off-street parking and is accessed via a five-bar gate. The wooded gate, the historic cobblestone courtyard leads to the main entrance of the wonderful residence.

This charismatic cottage is located in the quiet and peaceful backwater, Church Road. This popular spot is just a short walk from all of Yatton's amenities, including the shopping precinct and Yatton's highly regarded primary school. Yatton railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond is also within easy reach.













## Beautiful detached cottage in the heart of Yatton



### 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.





## Up your street...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



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Total area: approx. 131.0 sq. metres (1410.0 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.