

8 Horsecastle Farm Road Yatton BS49 4QQ

£449,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1401.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
4



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
B



8 Horsecastle Farm Road is an attractive and extended double-fronted detached family home, perfectly positioned within easy reach of Yatton's excellent local amenities and offered to the market with the benefit of no onward chain. This deceptively spacious property provides a flexible and generous layout, ideally suited to growing families. The welcoming entrance porch opens into a central hallway, giving access to the principal ground floor rooms. To the front of the home, a bay-fronted sitting room provides a comfortable and light-filled space, while the separate dining room leads through to a large double-glazed conservatory, offering further living and entertaining space with garden views. The kitchen/breakfast room is well-proportioned and enjoys a rear aspect, while a separate utility room and downstairs cloakroom offer additional practicality. Completing the ground floor is a versatile study, ideal for those working from home or in need of a quiet retreat. Upstairs, the first floor offers four well-balanced bedrooms, with the principal bedroom located at the front of the property. Bedroom three sits adjacent to a separate shower room - offering excellent potential to create an en-suite facility, subject to some minor adaptation. A modern family bathroom serves the remaining bedrooms and storage is provided by built-in cupboards to both the landing and bedrooms. The property benefits from gas central heating and double glazing throughout and is presented in clean and tidy order, ready for immediate occupation.

Externally, 8 Horsecastle Farm Road enjoys a surprisingly generous plot for this style of home. The front of the property is laid to attractive brick paving, providing off-street parking for multiple vehicles, while the rear garden is private and well-enclosed, predominantly laid to lawn with space for family enjoyment and outdoor dining.

The home is ideally located at the northern end of the village, just a short stroll from Yatton railway station—offering direct links to Bristol, Exeter, and London—while still within walking distance of local shops, cafes, and the highly regarded primary school. A fantastic opportunity to secure a spacious and versatile home in one of Yatton's most convenient settings. Early viewing is highly recommended.



## Spacious family home in Yatton with no onward chain



### 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...

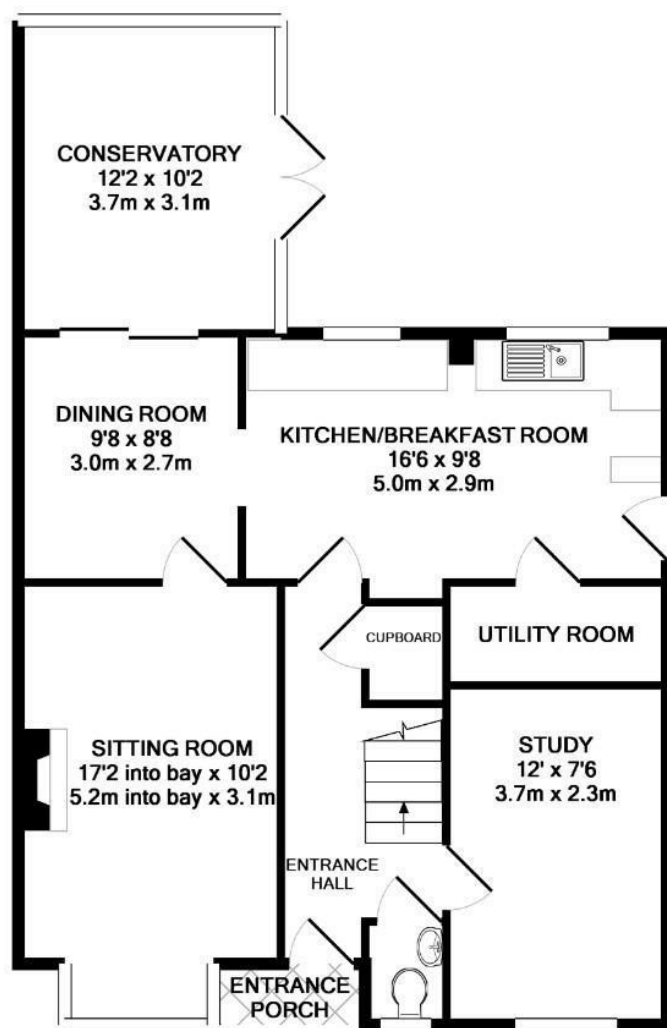
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- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

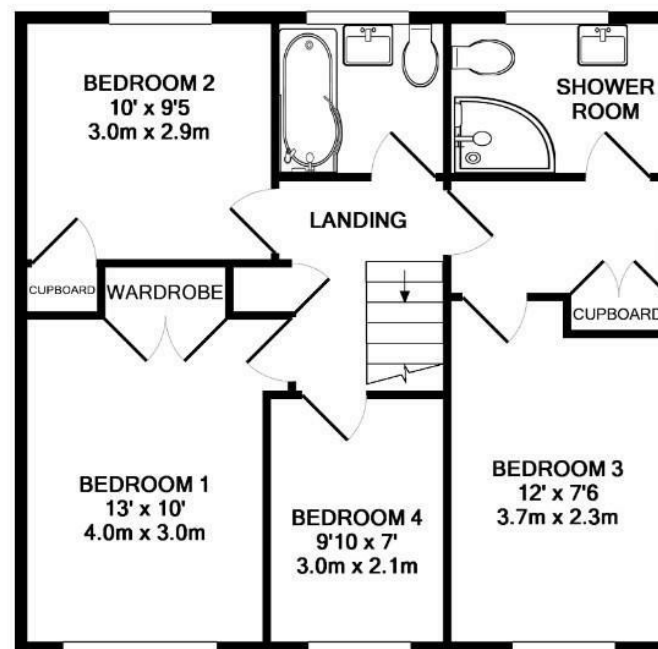


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GROUND FLOOR  
APPROX. FLOOR  
AREA 783 SQ.FT.  
(72.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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