



GUIDE PRICE

**£450,000**

**Walnut Cottage**

Yate, BS37 4BL



#### PROPERTY SUMMARY

Believed to be one of the oldest properties in Yate, dating back to the mid 1700s, Walnut Cottage exudes historic charm and character. Nestled in a private and tranquil setting, the property is surrounded by beautifully maintained wrap around gardens that offer a peaceful retreat from the outside world.

The cottage showcases a wealth of period features, including exposed beams, stone walls, and an original bread oven, perfectly blending its historic roots with functional living spaces. The living room is a cosy haven, complete with an open fireplace and an additional wood burner, ideal for chilly evenings. The ground floor further comprises of a kitchen, a formal dining room, a study, and a utility room, along with a convenient downstairs cloakroom. Each space has been thoughtfully designed to enhance the property's charm while offering practical family living.

Upstairs, you'll find three generously sized double bedrooms and a family bathroom, providing comfortable accommodations with plenty of natural light and characterful details.

Outside, the mature gardens envelop the property, providing a serene outdoor space with areas perfect for relaxing, gardening, or entertaining. The property also benefits from off-road parking for two vehicles, adding convenience to its idyllic setting.

Walnut Cottage is a rare opportunity to own a piece of local history, offering a unique combination of period charm and modern comforts in a desirable location.

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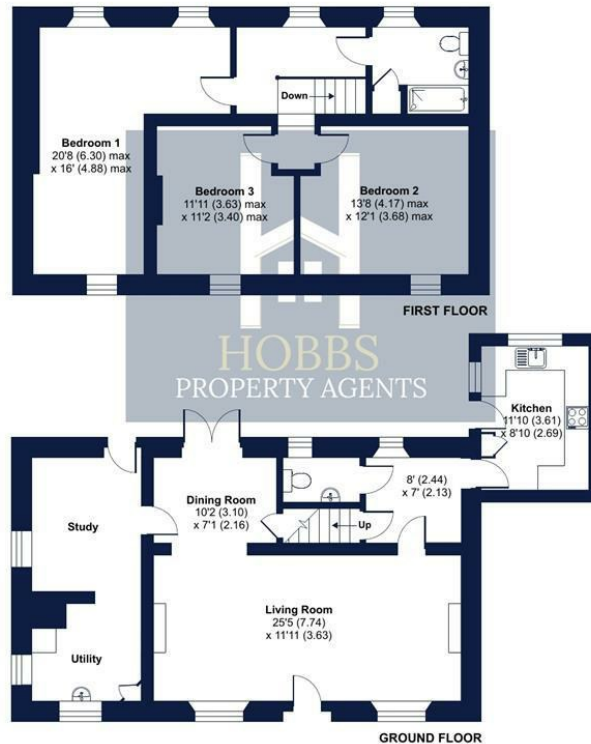
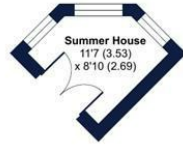




## Eggshill Lane, Yate, Bristol, BS37

Approximate Area = 1478 sq ft / 137.3 sq m  
 Summer House = 60 sq ft / 5.6 sq m  
 Total = 1538 sq ft / 142.9 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). © richcom 2025. Produced for Hobbs Property Agents Limited. REF: 1236339

**LOCAL AUTHORITY**  
 South Gloucestershire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE DETAILS

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