



# 47 Claverham Road

Yatton, Bristol

A well-presented detached Victorian home with three double bedrooms, a beautiful enclosed garden that extends to a separate paddock approaching 1/3 acre, an office/studio with an ensuite bathroom, driveway parking, and easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All mains services

- APPROX 1,212 SQ FT OF FLEXIBLE ACCOMMODATION
- 3 DOUBLE BEDROOMS AND 2 BATHROOMS (1 ENSUITE)
- FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
- RECENTLY DECORATED THROUGHOUT
- DRIVEWAY PARKING AND OUTSIDE OFFICE/STUDIO WITH ENSUITE
- DELIGHTFUL COTTAGE GARDENS WITH OUTDOOR KITCHEN
- APPROACHING 1/3 ACRE Paddock WITH SEPARATE ROAD ACCESS
- EASY ACCESS TO M5, MAINLINE RAILWAY SERVICES AND BRISTOL AIRPORT







## 47 Claverham Road

Yatton, Bristol

47 Claverham Road is a well-presented detached Victorian villa offering three bedrooms, two cosy reception rooms, an outside studio/office, and wonderful enclosed gardens with three distinct areas, together with a paddock just under ½ acre. The house has classic Victorian proportions, featuring period details such as stripped wood flooring, stained glass detailing, feature fireplaces, and sash windows. Additionally, it has recently been refurbished with freshly painted walls and new carpets throughout.

An attractive storm porch leads directly into the hallway, which has quarry-tiled flooring. To the right, the sitting room features an open brick and stone fireplace, stripped doors, and sash windows with a view over the front of the property. To the left is the more informal sitting room or snug. With a quarry-tiled floor, a log burner set in an attractive fireplace, and recessed bookshelves in the alcoves, it is a warm, inviting, and cosy space—the perfect retreat for a winter's evening. A convenient downstairs cloakroom with access to under-stairs storage can be reached from here.

To the rear of the property is a spacious kitchen/breakfast room, fully fitted with a bespoke, custom-built antique pine farmhouse kitchen. It has a good range of floor and wall units, with neat cupboards designed to conceal the dishwasher, fridge, and freezer. The units are topped off with superb quartz worktops, perfectly complemented by an ESSE gas range nestled in an appealing brick alcove. A beamed ceiling and a window with a window seat offering long views to Clevedon Woods add to the charm of this room. Completing the ground floor is a practical utility room with space for a washing machine and tumble dryer, together with access to the garden.

Rising to the first floor, you will find three double bedrooms. Each has fitted wardrobes, and the principal bedroom has an ensuite shower room. There is also a recently installed family bathroom with both a shower enclosure and a separate bath. Accessed via bedroom three is the loft space. Plastered and with Velux windows installed, this could easily be converted to additional living accommodation, subject to planning permission (STPP).



### Outbuilding

Just outside the property is a recently converted barn that would make an ideal home office or studio. Fully insulated and heated, it is newly decorated and also has an ensuite shower room.

### Garden/paddock

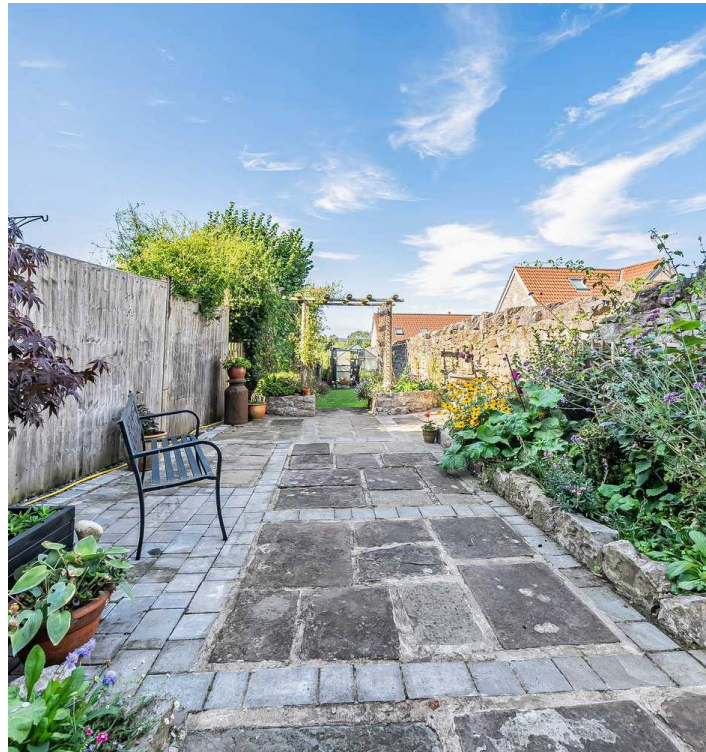
Set back behind an attractive stone wall, 47 Claverham Road offers driveway parking for several cars. To the rear is a large, fully enclosed garden which is terraced with mature, pretty borders. A pergola leads through to three further distinct areas of garden. The first is a water garden with a feature pond and waterfall; steps from here lead to a dining area with an outdoor kitchen, granite worktop, and a full-sized pizza oven, providing the perfect spot to entertain friends. This area leads on to a kitchen garden with raised beds, multiple storage sheds, and a chicken coop. At the end of the garden, there is a gate to a large paddock, which also has separate access to Claverham Close.



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The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.



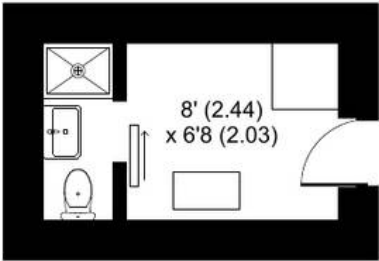
# Claverham Road, Yatton, Bristol, BS49

Approximate Area = 1138 sq ft / 105.7 sq m

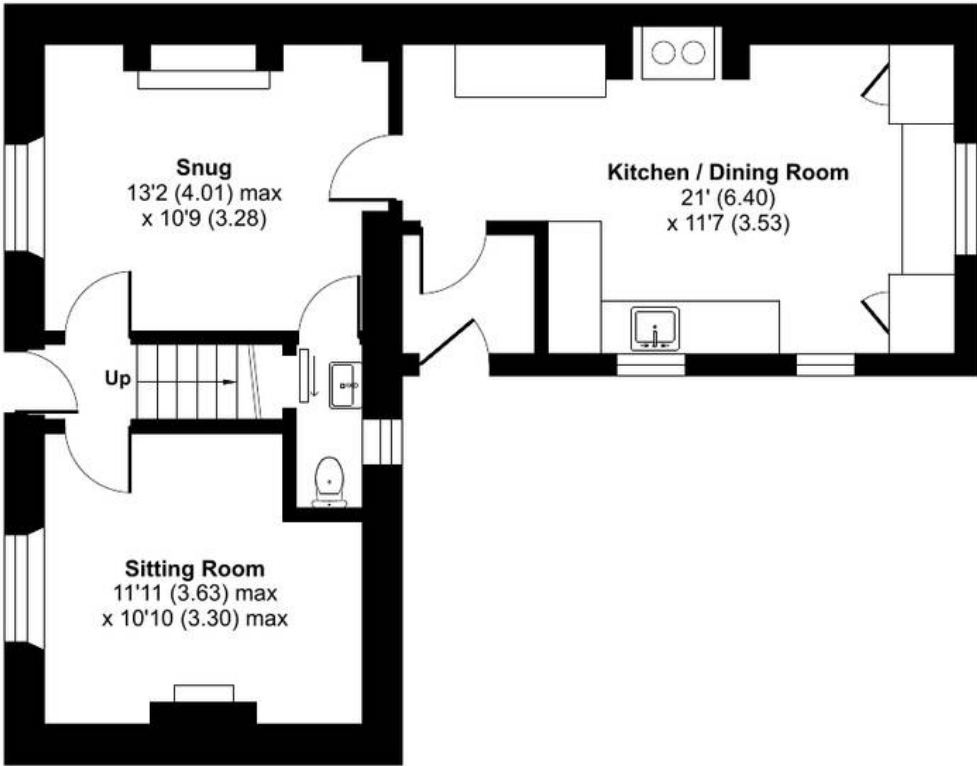
Outbuilding = 74 sq ft / 6.8 sq m

Total = 1212 sq ft / 112.5 sq m

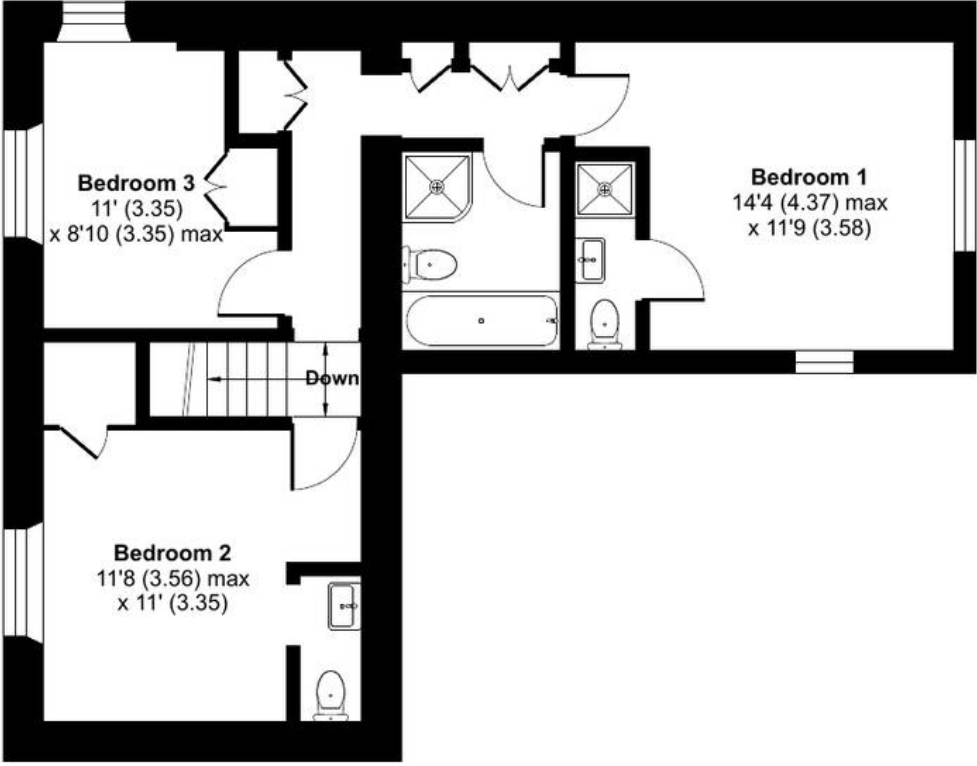
For identification only - Not to scale



**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1173486



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