



3 Frost Hill

Yatton, Bristol

A substantial four-bedroom, single-storey detached home with a double garage, large garden, and swimming pool, set in a village location with easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Approx. 1,698 sq. ft. of flexible, single-storey accommodation
- Four double bedrooms
- Two bathrooms
- Well-presented, spacious reception accommodation
- Stunning landscaped garden
- 10m x 4m x 1.5m swimming pool
- Double garage and driveway parking
- Excellent local amenities including well regarded schools
- Quiet, edge-of-village location
- Easy access to mainline railway, bus services, the M5 motorway, and Bristol Airport







3 Frost Hill

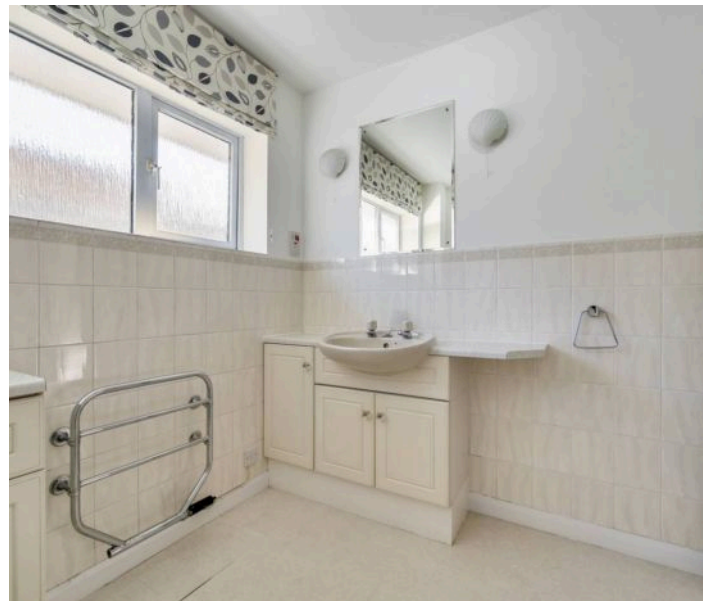
Yatton, Bristol

3 Frost Hill is a well-presented and spacious single-storey home situated in a quiet location on the edge of the village of Yatton. It offers well-proportioned and flexible accommodation, along with a low-maintenance garden featuring a magnificent, paved area adjacent to the house, providing ample space for outdoor dining and entertaining. The garden which extends to a generous 0.25 acres, also boasts a raised lawned area with a stunning 10 x 4-metre pool. The property further benefits from easy access to all local amenities in Yatton, as well as national rail and bus services.

Upon entering the property, you are welcomed into a spacious hallway with useful storage for coats and shoes. Straight ahead is the kitchen, which is fully fitted with attractive wooden units and countertops and enjoys a lovely aspect overlooking the garden. Appliances include an integrated electric hob, double oven, dishwasher, fridge and freezer. Off the kitchen, there is a utility room with space for a washing machine and dryer, along with a door providing access to the garden.

The living and dining room is an exceptionally bright space featuring natural wooden flooring, a striking stone fireplace with an inset gas fire, and French doors leading to the garden, allowing natural light to flood in.

To the left side of the property is the bedroom accommodation. The principal bedroom is a spacious



double and adjacent is a bathroom which offers a walk-in shower. Three further double bedrooms are served by a family bathroom, which includes both a corner bath and a separate shower cubicle.

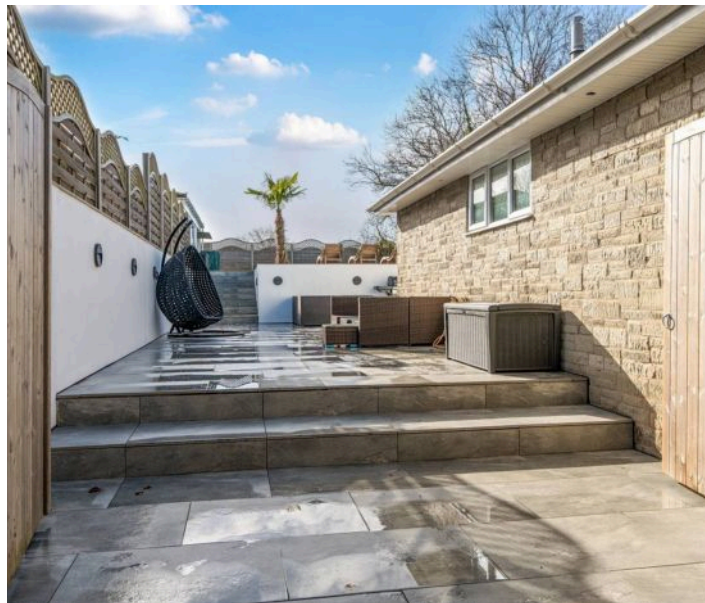
Outside

3 Frost Hill sits centrally on a plot of approximately 0.25 acres. The very private outdoor space has been beautifully landscaped, with an extensive paved terrace close to the house. This is complemented by a lawn to one side and a raised grassed area featuring a magnificent swimming pool, which also includes an attractive terrace—perfect for placing a sun lounger and enjoying a summer's day.

The property also benefits from a double garage and driveway parking for two cars.

Location

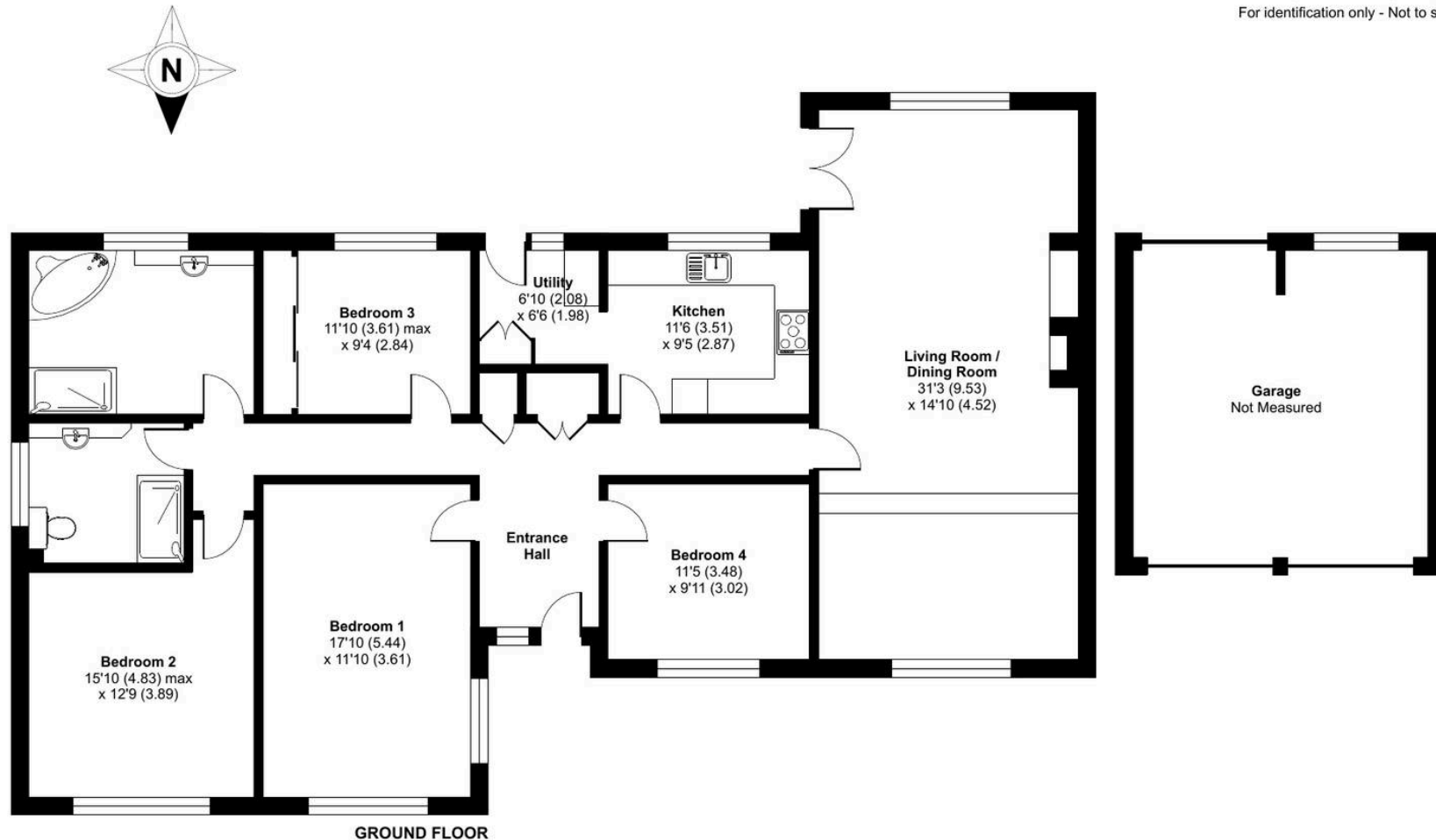
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol 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, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away. (All distances/times approx.)



Frost Hill, Yatton, Bristol, BS49

Approximate Area = 1698 sq ft / 157.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1248356

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