



High Gables Barberry Farm Road

Yatton, Bristol

A beautifully presented 4-bedroom detached family home in popular Yatton. Featuring a stunning open-plan kitchen/diner, spacious sitting room, second reception room, en-suite to principal bedroom, utility, cloakroom, double garage, driveway parking and a beautiful rear garden. Walking distance to local schools and Yatton train station with direct links to Bristol and London

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx. 2333 sq. ft. Of Accommodation Including Garage
- Detached Family Home
- Two Large Reception Rooms
- Generous Open Plan Kitchen / Dining Room
- Downstairs WC & Utility Room
- Four double bedrooms (one En-Suite)
- Gas Central Heating
- Central Village Location
- Double Garage and Parking
- Easy access to Bristol Airport, M5 and Mainline Railway Services







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High Gables is a well designed and spacious family home, built in the early nineties it is thoughtfully laid out to offer comfortable and practical living across two floors. Tucked away in a residential area, this detached property combines generous room sizes, excellent storage, and a beautiful rear garden, making it ideal for families looking for space and flexibility. As you enter through double wooden doors, you step into a tiled porch with room for coats and shoes. From there, a stained-glass door opens into a wide, welcoming hallway. Off to the left is a good-sized utility room, fitted with a range of storage units and space for both a washing machine and tumble dryer. The Worcester boiler is also housed here. On the right-hand side, a second reception room offers a quiet space that works well as a snug, formal dining room, or playroom.

To the rear of the house, glazed double doors lead into a large, light-filled living room with a feature gas fireplace that could easily be converted to a log burner (flue is in place). French doors with glazed side panels open directly onto the patio and rear garden, creating a lovely indoor-outdoor connection.

The kitchen/diner is also located at the back of the house and provides plenty of room for family life and entertaining. A side window fills the room with natural light, and French doors with side glazed panels open directly onto the patio, offering an easy connection to the outdoor space. Inside, there's a tiled floor, a Rangemaster oven, integrated dishwasher, and white gloss shaker-style units offering generous storage. The kitchen also has space for an American-style fridge freezer and a large dining table.

Also on the ground floor is a handy cloakroom and a spacious coat and shoe cupboard.





Upstairs, a striking stained glass window fills the spacious landing with natural light. There are four well proportioned double bedrooms, including a very spacious main bedroom with a full wall of fitted wardrobes and a large en-suite featuring a bath and separate shower. The second bedroom also benefits from built-in wardrobes. The main bathroom includes a large shower cubicle, WC, sink, and bidet. Off the landing, there's also a generously sized airing cupboard providing additional storage.

Outside

One of the standout features of High Gables is its beautifully kept rear garden. A wide patio runs along the back of the house, offering space for seating and outdoor dining. The garden itself is mainly laid to lawn with neat flower borders, a charming old wall on one side, and includes both a greenhouse and a shed. Side access leads to the front, where there's parking for two cars in front of the double garage, which is fitted with an electric door, power, and lighting, and can be accessed via a side door from the exterior of the house.



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Location

The village of Yatton offers a fine range of shops, nurseries, schools, and a 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.)



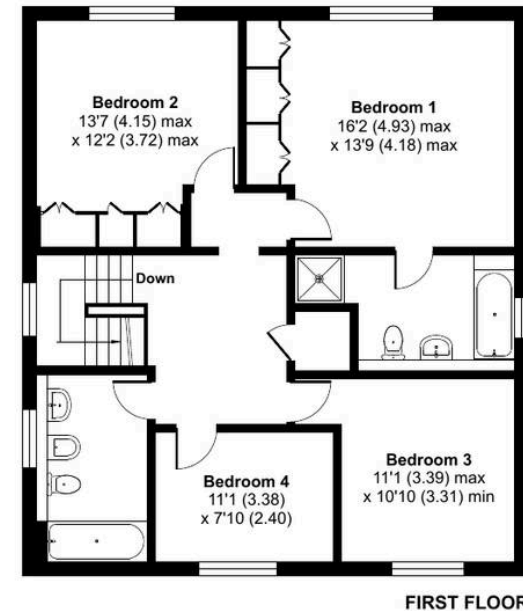
Barberry Farm Road, Bristol, BS49

Approximate Area = 1992 sq ft / 185 sq m

Garage = 341 sq ft / 31.7 sq m

Total = 2333 sq ft / 216.7 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). © nichecom 2025. Produced for Robin King LLP. REF: 1290748

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