



77 Horsecastle Close

Yatton, Bristol

Charming two-bedroom cottage with a stylish shaker style kitchen and modern bathroom. Set in a popular North Somerset village with great amenities and mainline rail links to Bristol and beyond.

Council Tax band: B

Tenure: Freehold

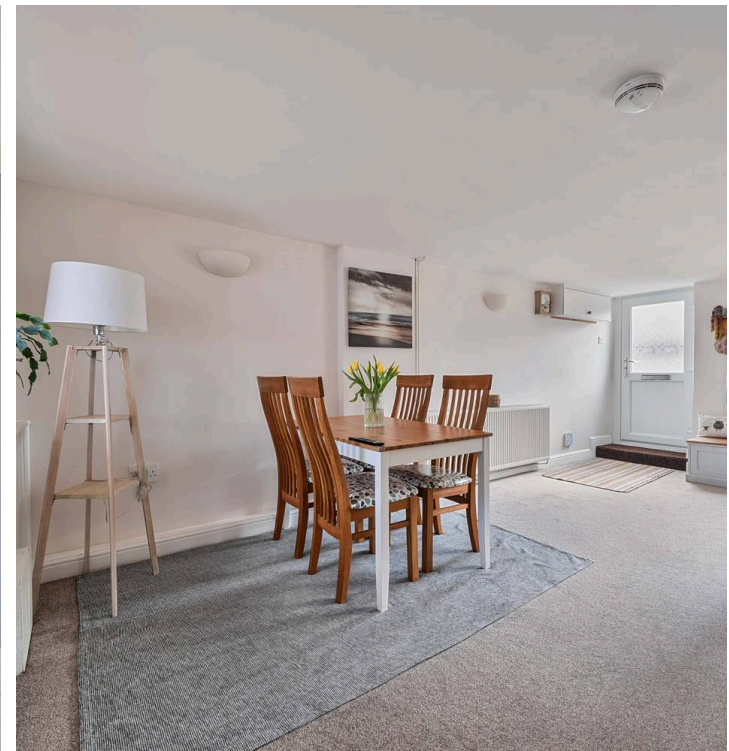
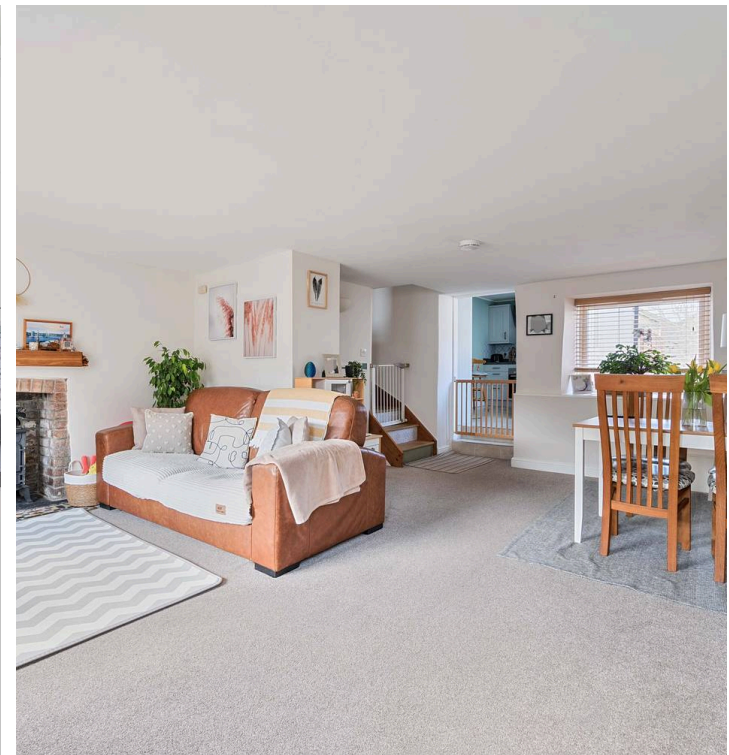
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Approx 664 Sq. Ft Accommodation
- Immaculately Presented Cottage
- 2 Bedrooms
- Open Plan Sitting/Dining Room
- Modern Shaker Style Kitchen
- Updated Bathroom
- Modern, Stylish Interiors
- Easy Access to Bristol Airport, M5 and Mainline Railway Services

This beautifully restored two-bedroom end-terrace period cottage blends character with contemporary touches to create a warm and inviting home.

Upon entering, you are greeted by a bright and airy open-plan living and dining area, bathed in natural light from a large front and rear-facing window. The space is perfect for both relaxing and entertaining, with a striking fireplace and log burner creating a cosy focal point. A useful built-in storage cupboard adds practicality. A step leads up to the recently fitted kitchen, which has been





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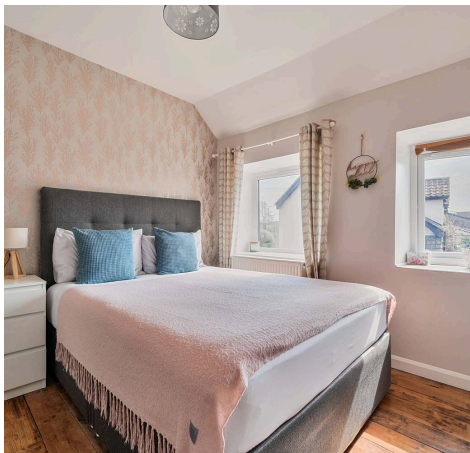
thoughtfully designed to complement the cottage's character. Featuring stylish Shaker-style units and a range of integrated appliances – including an oven, hob, fridge/freezer, and dishwasher – it also offers space for a washer/dryer. A modern UPVC stable door provides access to the rear garden.

Upstairs are two well-proportioned bedrooms. The principal bedroom at the front is a spacious double with original floorboards, while the second overlooks the rear garden. The newly fitted bathroom is fully tiled with a large walk-in shower.

Outside, a side passage gives access to the rear garden enclosed by stone walling and fencing—ideal for outdoor dining and summer relaxation. A front storage shed with double doors provides additional storage space.

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. (All distances/times approx.)



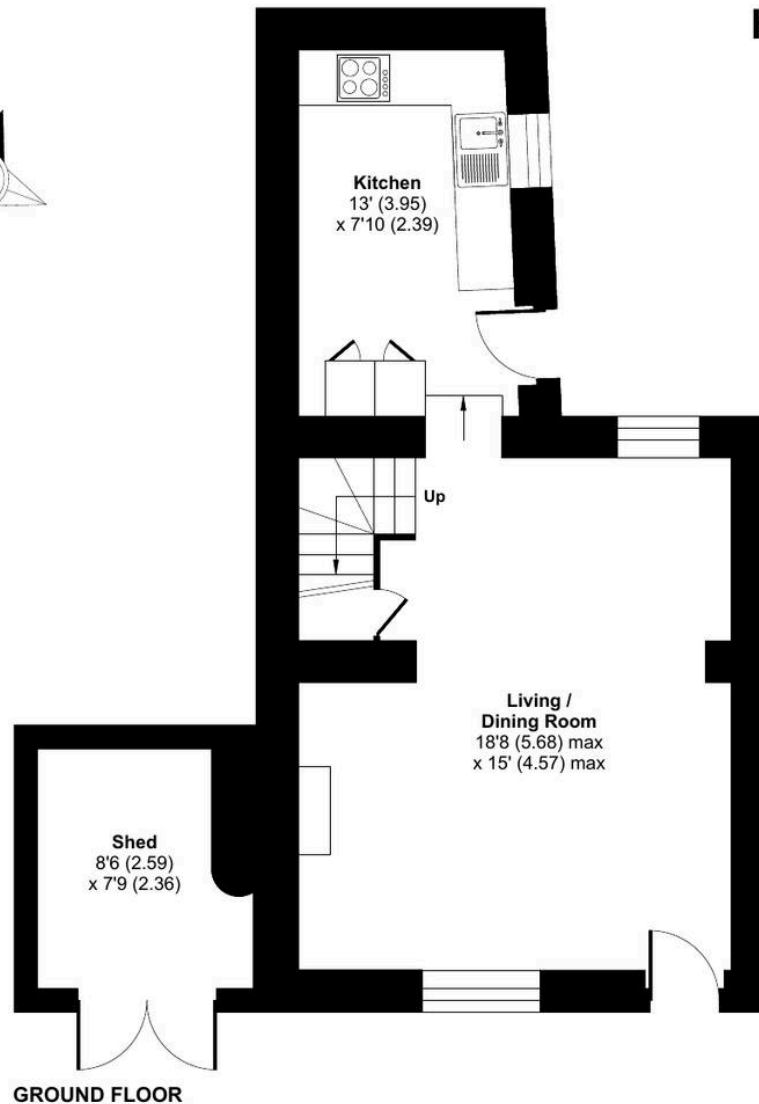
Horsecastle Close, Yatton, Bristol, BS49

Approximate Area = 664 sq ft / 61.6 sq m

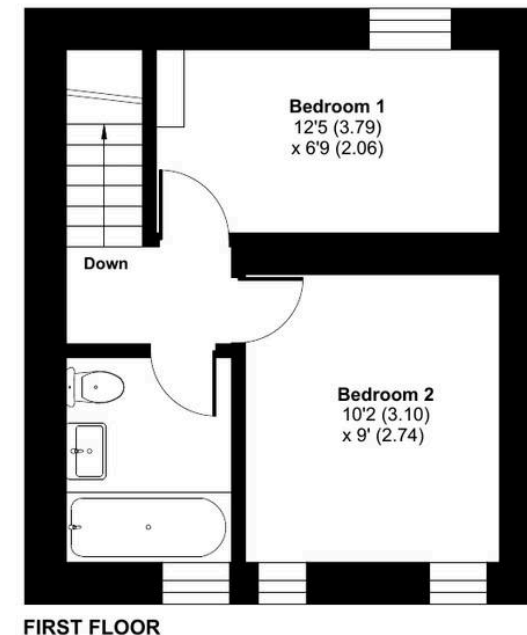
Outbuilding = 65 sq ft / 6 sq m

Total = 729 sq ft / 67.6 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: 1271382



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