



12 The Ridge

Yatton, Bristol

This elegant Edwardian four bedroom home combines period charm with spacious, versatile living. Located on a private road, it features original details, generous gardens, parking, and outbuildings with development potential (STPP). With high ceilings, bay windows, and modern touches, it offers a perfect blend of character and contemporary family comfort.

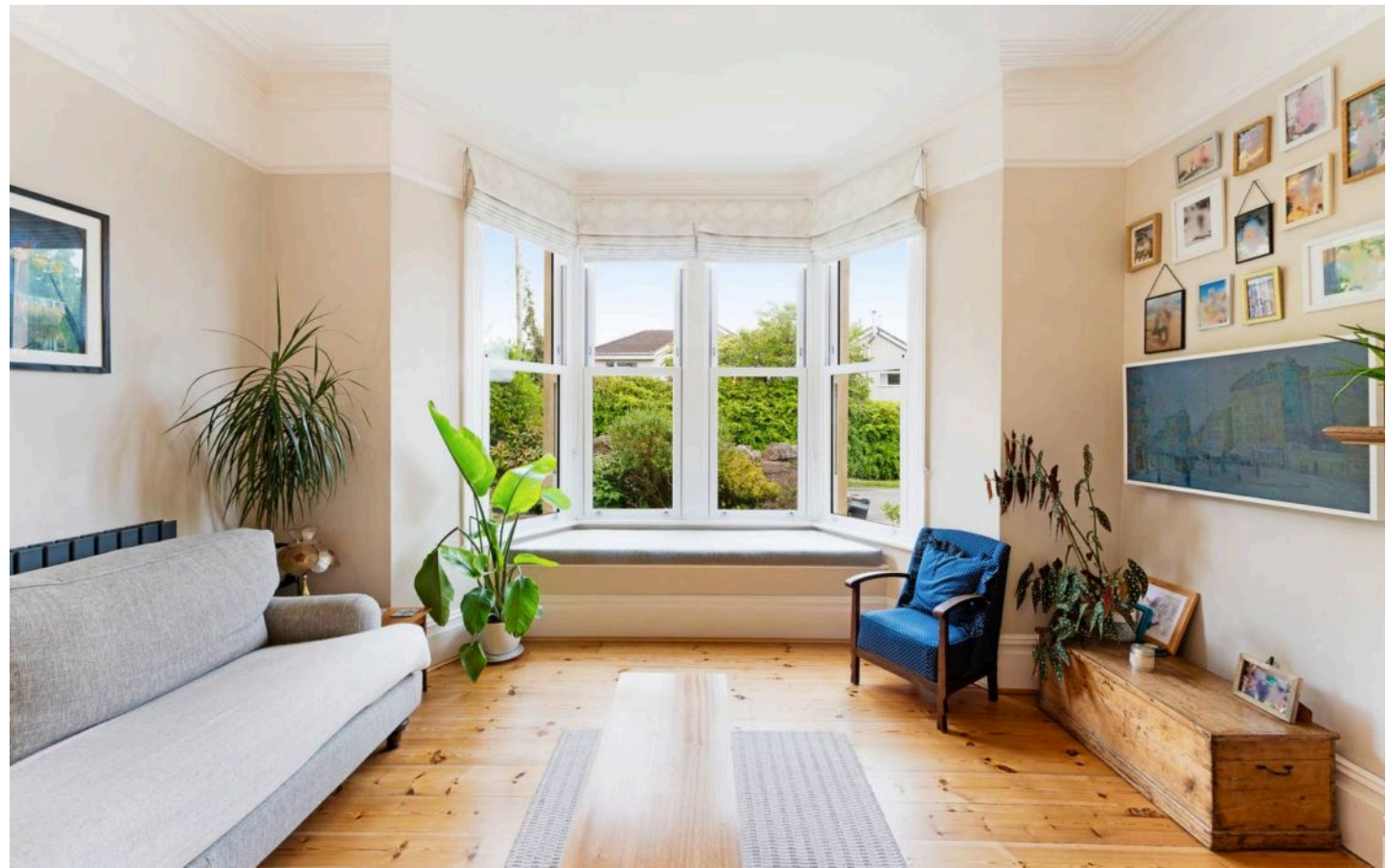
Council Tax band: TBD

EPC Energy Efficiency Rating: D

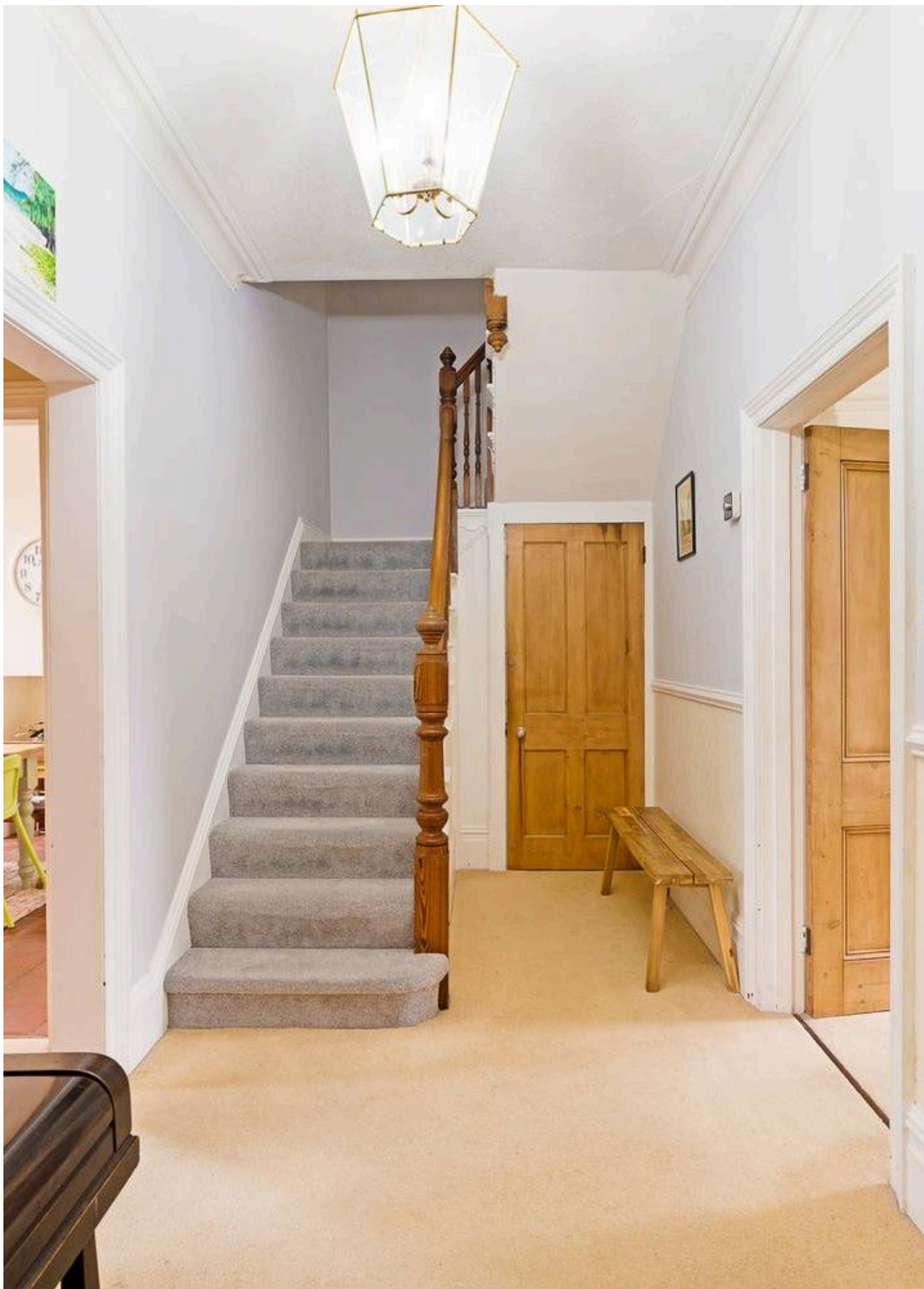
EPC Environmental Impact Rating: D

All Mains Services

- Approx. 1785 sq. ft. of accommodation
- Two large reception rooms
- Four double bedrooms (one en-suite)
- Original features
- Located on a private road
- Popular central village location
- Gas central heating
- Driveway and parking
- Two outbuildings with development potential (STPP)
- Easy access to Bristol Airport, M5 and mainline railway services







12 The Ridge

Yatton, Bristol

Nestled on a private road, this substantial Edwardian four-bedroom home, built in 1906, blends timeless period charm with versatile family living. Set back behind a block-paved driveway with parking for at least two vehicles, the property boasts original features, spacious interiors, and outbuildings with development potential, including lapsed planning permission.

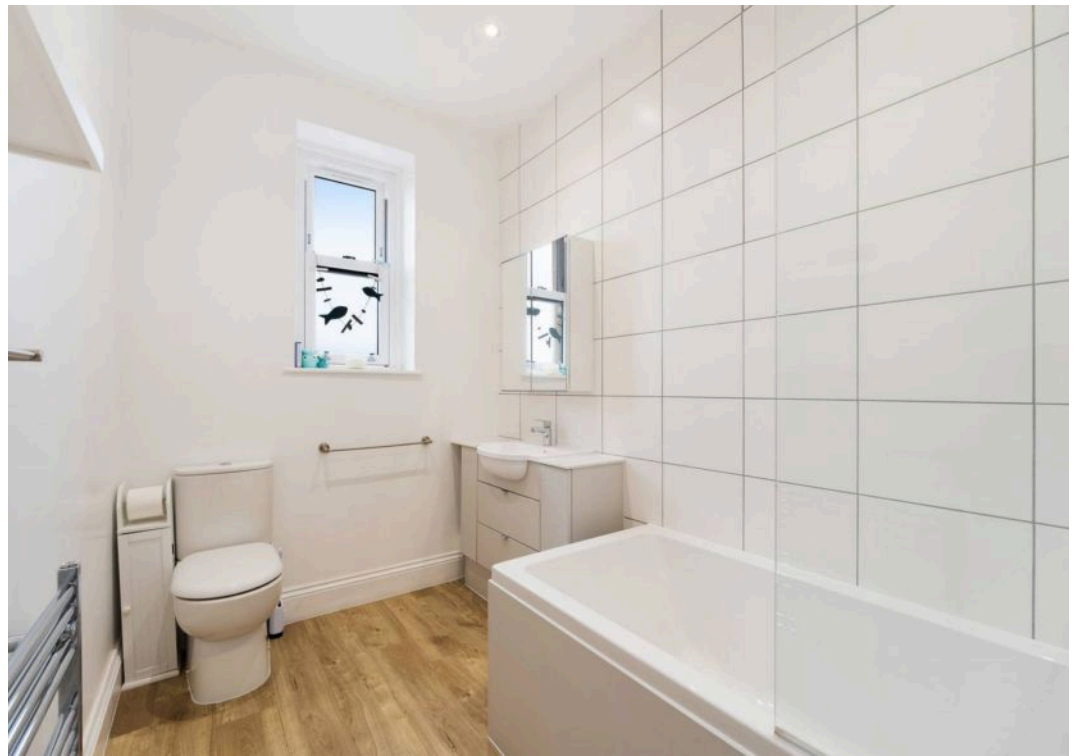
Step into the enclosed porch, where the original tiled floor and space for coats and shoes offer a warm welcome. A beautiful stained-glass inner door opens into the main entrance hall, immediately showcasing the character and quality found throughout the home.

From the hallway, the first door on the right leads into the main lounge, a beautifully appointed space with high ceilings, stripped floorboards, a feature open fireplace, and a large bay window with a window seat, perfect for relaxing in natural light.

Next to the lounge is a second reception room, ideal as a snug, playroom, or home office. This versatile room offers built-in storage, high ceilings, and large windows that fill the space with light.

To the left of the hallway is the kitchen/breakfast room, fitted with solid wood cabinetry, a 5 ring gas hob, double oven, and ample space for a fridge/freezer, washer/dryer, and dishwasher. A door from the kitchen leads directly to the rear garden.

Continuing down the hall, the downstairs cloakroom includes a large built-in storage cupboard. Further along, the dining room showcases the original tiled floor, a door and window to the rear garden, and space for a fireplace, making it an ideal setting for formal dining or family meals. A handy understairs cupboard provides additional storage, and an original lightwell above the staircase brings natural light into the stairwell.





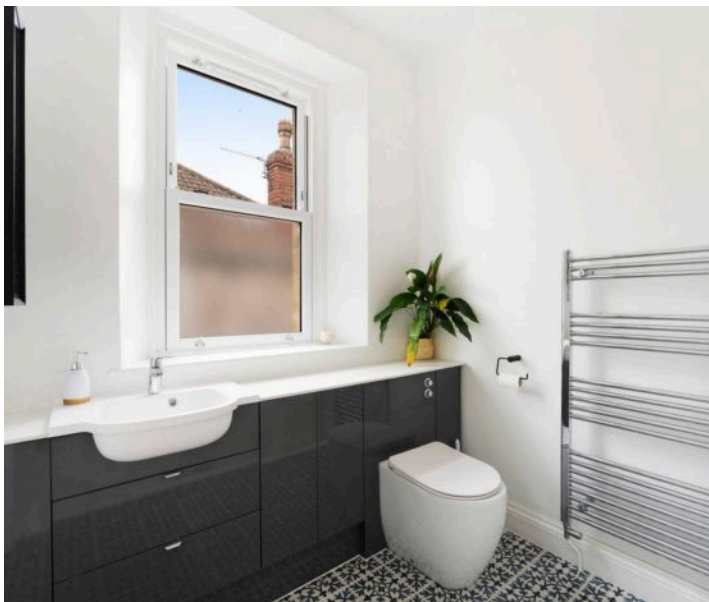
The first floor offers four generously sized double bedrooms. The principal bedroom is a tranquil retreat with a large bay window and access to a stylish en-suite, which features a walk-in shower and a modern vanity unit. Also on this floor is the family bathroom, complete with a shower over the bath and a vanity sink unit. A linen cupboard housing the boiler and an additional storage cupboard are also accessed from the landing.

Outside

To the front, the garden is enclosed by a traditional stone wall and features a lawned area with a variety of mature shrubs, providing an attractive and private approach to the home.

At the rear, large metal gates provide access from the driveway into the spacious garden, which is bordered by original stone walling for privacy. The garden is thoughtfully laid out with a brick-paved patio, covered gazebo area, lawn, and mature flower borders, creating a wonderful space for entertaining or relaxing.

Two outbuildings, both with electricity and lighting, offer further potential. One includes a capped well and a plumbed toilet, while the other contains a car pit—ideal for enthusiasts or conversion (subject to permissions). Lapsed planning permission previously allowed for incorporation of the outbuildings into the main home via glazed atriums, offering future scope for development.

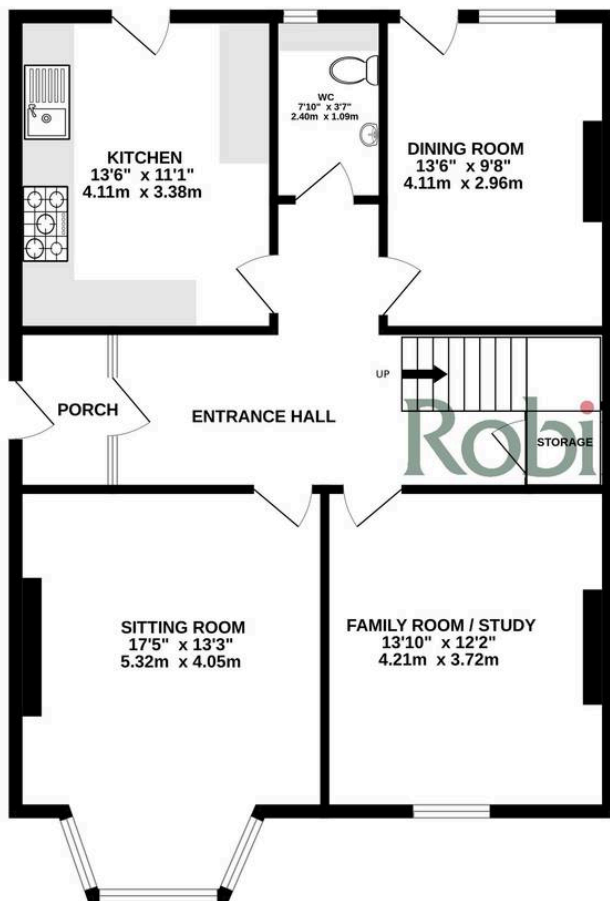


Location

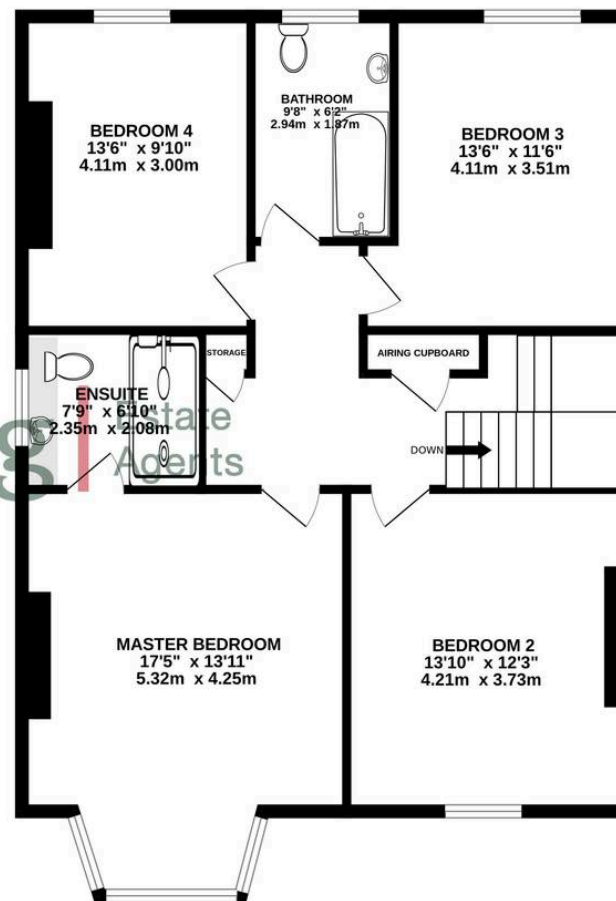
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol 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.)



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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