

# Moorgate House

Kenn Street, Kenn, North Somerset



# A very attractive Grade II Georgian village house situated along a country lane with views over open farmland to wooded hills.

Bristol 16.5 miles, Clevedon 2 miles, Yatton Rail Station 2.6 miles, Bristol Airport 9.7 miles, Yatton 2.8 miles M5 (J20)  
2.5 miles Cribbs Causeway Retail Park 15 miles  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Sitting room | Music room | Family room | Study | Breakfast kitchen | Rear hall  
Rear glazed entrance | Porch/boot room

**First Floor:** Principal bedroom with en suite bath/shower room | 3 further bedrooms | Family bath/shower room

### Outside

Delightful gardens | Kitchen garden | Parking for several cars







## Situation

(Distances and times are approximate)

Kenn is a small village with a strong community situated between Clevedon and Yatton. It has a church and a village hall. Moorgate House is situated along a country lane and has a lovely outlook over open farmland towards wooded hills.



The village of Yatton provides a variety of shops, a shopping precinct and health and dental practices. The coastal town of Clevedon, with its iconic Grade I listed pier, offers a wide variety of shops, cafes, restaurants, a cinema and a large Tesco is 1.6 miles away from the property.



There is a primary and junior school in Yatton both of which are Ofsted rated as “good”. Clevedon Secondary School is Ofsted rated as “good”. Private schooling is available at The Downs Preparatory School at Wraxall, Sidcot School at Sidcot, and at an excellent choice of schools in Bristol.









## The Property

Moorgate House is a very attractive, well presented, Georgian house believed to date from about 1830, with later additions. The side elevation, facing the lane, has a built in Victorian post box. The house is stone built, with brick window quoins under a pantile roof. It is Grade II listed.

Many of the features appropriate to the period remain creating a warm and friendly atmosphere. There are archways, moulded skirting and door architraves, sash windows and window seats, fireplaces, and a pretty staircase with simple balustrade rises to the first floor.

The family room, which is an atmospheric room, is fitted with a period grate and looks over the pretty garden as does the sitting room which has a wood burning stove and is linked to the music room by a wide archway. The rear hall could easily be used as a dining hall and the study overlooks the entrance drive. The breakfast kitchen with wood painted units and integrated appliances including range cooker, dishwasher, and fridge/freezer, has French doors in the breakfast area opening to the garden.

On the first floor the principal bedroom with en suite bath/shower room, has superb views over farmland to wooded hills. There are three further double bedrooms and family bath/shower room.









## Outside

Moorgate House is approached over a gravel drive providing parking for several cars. The front enclosed and private gardens are a delight and planned for all year round colour. A mature Wisteria adorns the front elevation. There is an expanse of level lawn with deep shaped borders planted with many flowering plants and shrubs. Around the garden are ornamental trees including Silver Birch and an Acer. There is a raised paved and shaped area ideal for entertaining. The lower part of the garden is sectioned off to provide further lawn, and a kitchen garden with raised beds. Fruit trees include cooking apple, pear, greengage, and a walnut tree in the parking area.

## Property Information

**Services:** Mains water, electricity and drainage are connected. Oil fired central heating. A new boiler was installed in 2016. Broadband is currently provided by Truespeed.

**Local Authority:** North Somerset Council  
01934 888 888

**Council Tax:** Band F

**Tenure:** Freehold

**EPC:** E

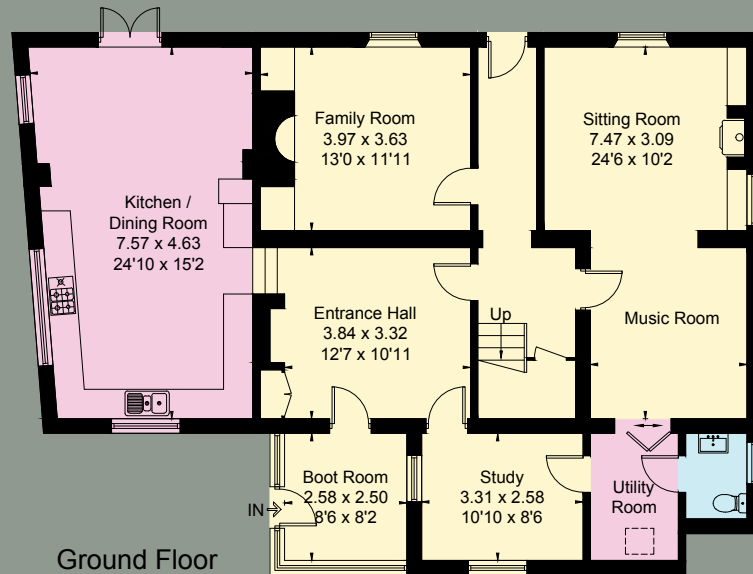
**Guide Price:** £1,150,000

**Directions (BS21 6TW):** When in Kenn Street, drive for about 0.75 mile. Moorgate House is seen on the right hand side, just before a turning right into Duck Lane.

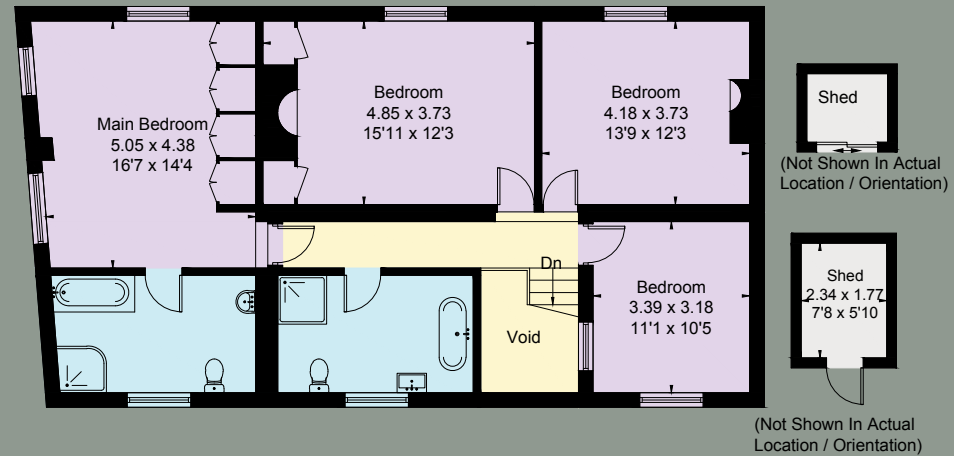
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
245.4 sq.m / 2641 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Bristol  
1 The Mall  
Clifton  
BS8 4DP  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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