



Horsecastle Close, Yatton

£375,000



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ESTATE AGENTS

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Bedrooms: 4

Bathrooms: 2

Receptions: 2

Originally built in the 1870's as a railway workers' cottage, Sage Cottage forms part of a terrace of attractive brick built houses that occupy a convenient position within the village.

Set behind an attractive dwarf brick wall the property has a delightful double fronted facade under a clay tiled roof. Once inside, the flexible accommodation is perfectly suited to family life, with two lovely reception rooms sitting either side of the central staircase. To one side is the sitting room, which features a beautiful cast iron period fireplace with a solid mantel and surround, and to the other a dining room, another charming room which also features a character fireplace with an oak mantel; the rooms are linked via an opening beneath the stairs, giving them a lovely sociable flow, perfect for entertaining and families alike.

Beyond the sitting room a Victorian shaker style door opens through to the kitchen and utility room beyond. The kitchen is well fitted with a good range of farmhouse style wall and base units with a contrasting black counter top, an integrated dishwasher, cooker, and there is plumbing for a washing machine and space for a fridge/freezer. Laid out on a practical tiled floor, the kitchen also has a large window to the rear that looks out over the garden. To the left of the kitchen is a handy utility room, with a ground floor cloakroom, further storage within built in cupboards and open shelving, there is a door to the garden and space for a tumble dryer.



On the first floor you will find four good sized bedrooms and family bathroom. The main bedroom has a pretty cast iron fireplace with two front facing windows, there is a second double room to the front and a large single and a double to the rear.

Outside, the property has a good sized lawned garden, with a garden shed, mature borders and a beautiful Clematis plant. As is tradition with railway worker cottages there is a pedestrian footpath for the cottage owners from one end of the terrace to the other, to allow easy access to the garden without going through the house.

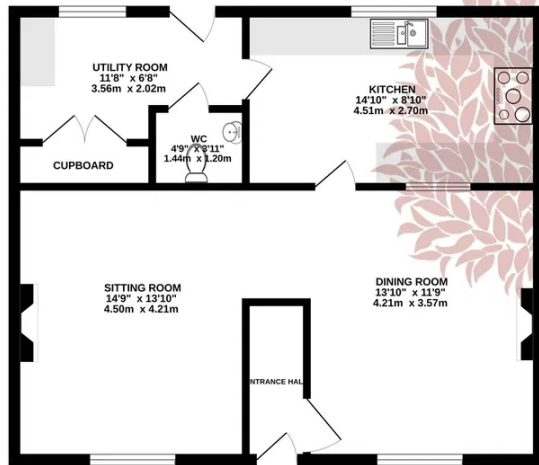
In recent years, the property has had some replacement windows, a new central heating boiler, and a new roof. The loft is also boarded, with a light and ladder.

What we love about this property...

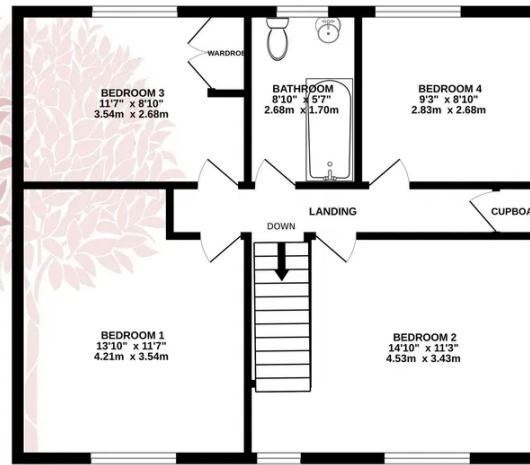
Sage Cottage has a warm, welcoming feel from the moment you arrive. The bright, double-fronted layout offers great space for both relaxing and entertaining, with two character-filled living areas that connect effortlessly. The garden is a standout – private, well-kept, and full of charm - perfect for summer gatherings, kids' play, or simply unwinding in the sun!



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.8 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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Situation: The North Somerset village of Yatton lies south of Bristol within easy daily commuting distance, by rail or road, with M5 motorway junctions 20 (Clevedon) and 21 (Weston-super-Mare) each only 10 minutes' drive away. The village is extremely well served by a great variety of facilities, which include lots of shops including a supermarket, a chemist, post office, doctors, church, library, restaurants, takeaways and pubs. There is a junior and infants' school within the village, and secondary schooling is available at nearby Backwell. Public transport includes regular bus services and the station which gives mainline railway access to Bristol and out to London Paddington on a regular basis. For the long distance traveller, Bristol International Airport is a short drive away, now with low cost air flights and an international service to the USA. The countryside around is mainly farmland and with the Mendip Hills, the Yeo and Chew Valleys to the south and east, providing a huge variety of country pursuits including walking, riding, sailing and fishing. The area has a number of first rate golf courses, and the 4-star Doubletree by Hilton Cadbury House hotel, restaurant, spa and fitness centre is situated on the edge of the village.

Directions: From the Congresbury direction continue into Yatton High Street, through the centre to the mini roundabout and turn left into Wemberham Lane. Take the third left turn into Horsecastle Close and the property can be found about half way down on your left hand side. What3words: [///importers.foresight.wolves](https://www.what3words.com/#!/importers.foresight.wolves)

Material information: This property operates on gas central heating. Council Tax band: C

