



26 Horsecastle Close, Yatton, BS49 4AY  
**£299,950**

Steven  
*Smith*



Filled with an abundance of character and charm, this appealing cottage occupies a desirable village position and benefits from a host of amenities within easy reach. The traditional features are complimented by some modern additions to create a home which evokes a feeling of warmth, comfort and invitation. Those looking to add their own personal touch, will have the scope to elevate the interior further with some fresh decoration and bright, contemporary fittings. The property is set over two levels and comprises welcoming sitting room where a pretty fireplace forms a pleasing focal point, kitchen/diner leading onto the rear gardens, two well proportioned first floor bedrooms and a modern bathroom with white suite. Outside, the property boasts a mature and well stocked garden which is mainly landscaped for ease of maintenance and enjoys a sunny aspect. To the front, there is allocated off street parking for one vehicle. The village of Yatton enjoys a lovely community feel and is well served with shops, primary schools and many other family friendly facilities. In addition, there are excellent commuter links with the mainline railway station being just a stone's throw away and Bristol International Airport within a short drive. This truly delightful home must be viewed.

### **Accommodation (all measurements approximate)**

Front door opens to porch with pretty stained glass window and second window looking towards the rear garden. Space for shoes and coats, tiled floor flows through into:

#### **Kitchen/Diner 14' 3" x 9' 2" (4.34m x 2.79m)**

Fitted with wooden base units with butchers block work surface, integrating a Belfast sink with drainer either side. Gas and electric cooker points, understairs cupboard incorporating with space for fridge/freezer, tiled splashbacks, door to rear garden. Opening to:

#### **Inner Hall**

Window to front, stairs to first floor.

#### **Sitting Room 14' 5" x 11' 1" (4.39m x 3.38m)**

Window to front, pretty fireplace, picture rail.

### **FIRST FLOOR**

#### **Landing.**

#### **Bedroom 1 14' 7" x 11' 7" (4.44m x 3.53m)**

A spacious double bedroom, two windows to front and window to side, exposed floorboards.

#### **Bedroom 2 12'4" max 9'3" min x 8'1"**

Window to rear, access to loft space.

### **Bathroom**

Three piece white suite of WC, contemporary washhand basin, bath with mains shower and glass folding shower screen door, obscure window, chrome ladder radiator.

### **OUTSIDE**

From Horsecastle Close a shared drive gives access to the front of Number 26 where there is an allocated parking space for one car.

### **Rear Garden**

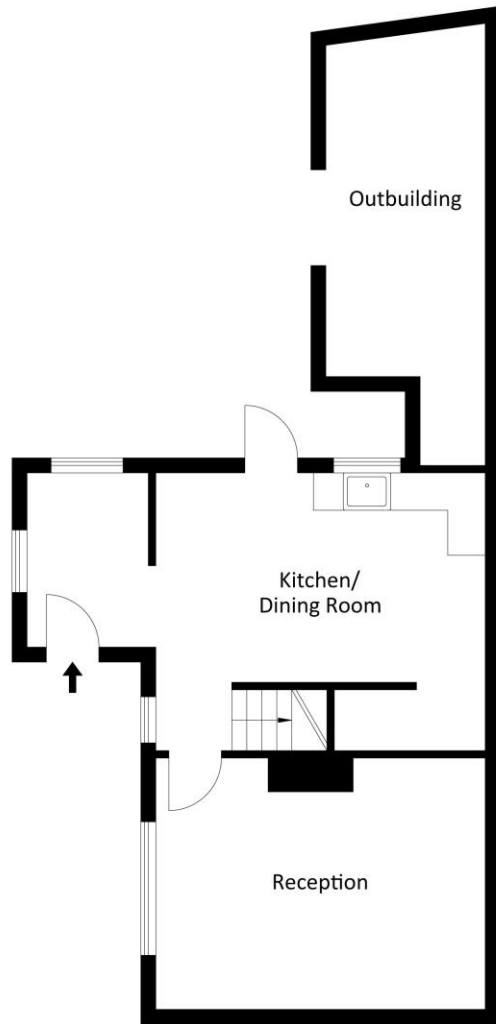
Has the added advantage of being predominantly south facing and has been hard landscaped for ease of maintenance consisting of a patio and a small raised deck, a little pond and a covered storage area.







**26 Horsecastle Close, Yatton**  
 Approx. Area 498.60 Sq.Ft - 46.30 Sq.M  
 (Total area includes Outbuilding)

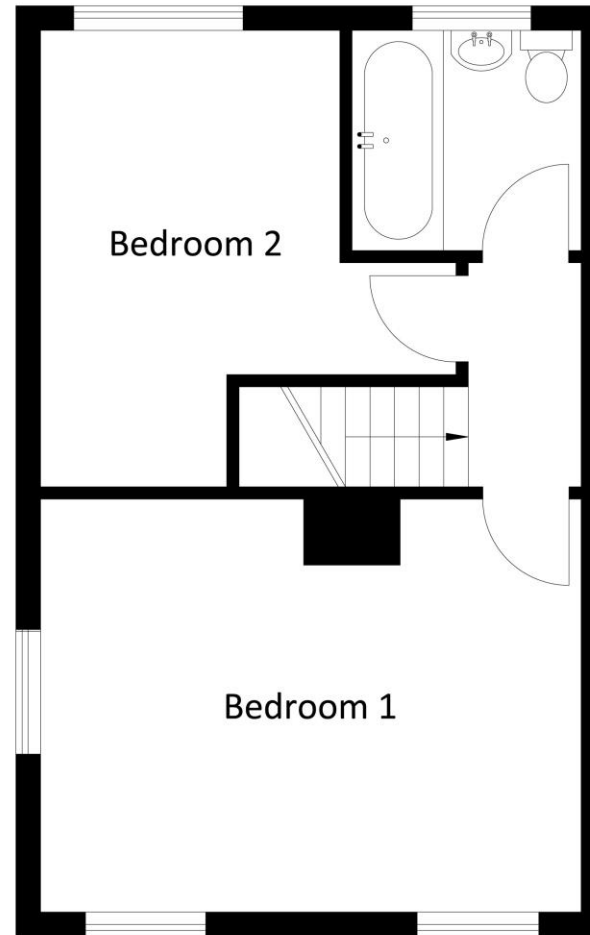


Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**26 Horsecastle Close, Yatton**  
 Approx. Area 347.90 Sq.Ft - 32.30 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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End Terrace House



Freehold



2



Garden



1



B



1

**EPC**

D

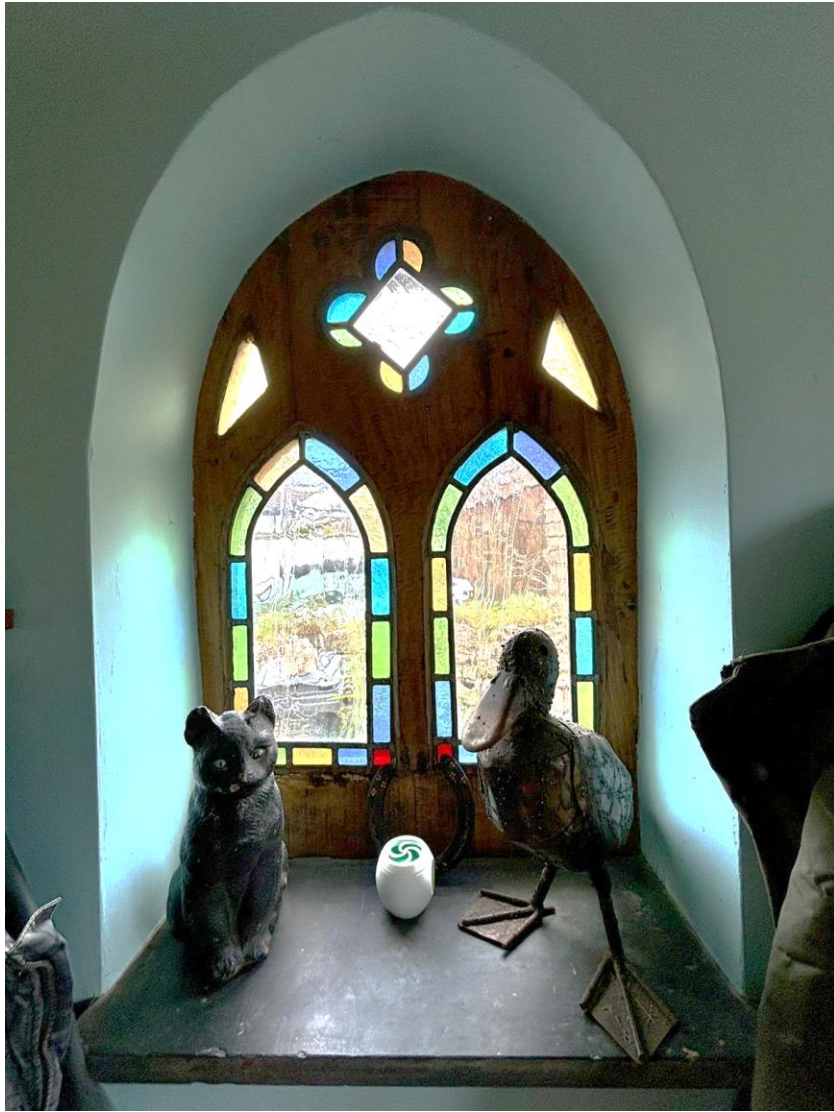


Gas Central Heating



Parking





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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