

Glebelands North End Road Yatton BS49 4AS

£750,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1390.20 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
F

Tucked away within Yatton's highly desirable North End, Glebelands presents an increasingly rare opportunity to acquire a detached family home with generous accommodation and an exceptional plot in the region of half an acre. Designed to make the most of its setting, the property combines versatile living space with charming views over Yatton's surrounding countryside. The welcoming entrance hall leads into the principal reception areas, including a superb sitting room with a delightful dual aspect that fills the space with natural light. At the heart of the home lies the recently refitted kitchen breakfast room, thoughtfully designed and beautifully appointed with a comprehensive range of high-quality cabinets finished with granite work surfaces. A range of Smeg and Bosch integrated appliances include induction hob, stainless extractor hood, dishwasher and wine fridge plus two Neff hide and slide ovens, ensure both style and practicality, while the adjoining conservatory provides the ideal dining or relaxing space, opening seamlessly onto the rear garden. Completing the ground floor is a practical utility room with additional storage and a downstairs cloakroom WC. Upstairs, the property provides four well-proportioned bedrooms, each benefitting from pleasant outlooks, with a four piece family bathroom and separate shower room ensuring convenience for the modern family.

The external spaces at Glebelands are every bit as impressive as the internal accommodation. The house occupies a substantial plot, with the total area extending to approximately half an acre, including a paddock of around one third of an acre to the rear. The immediate gardens are predominantly laid to lawn, bordered by established hedging and trees that provide a sense of privacy while retaining open views of the surrounding landscape. A decked seating area, summer house and further terrace offer perfect spots for outdoor entertaining or simply enjoying the tranquillity of the setting. The paddock beyond offers outstanding versatility, with open landscape ideal for families seeking space for recreation, or as an area for children to explore, but is also perfect those with green finger offering plenty of potential for hobby farming with an established orchard housing apple, pear, plum and damson trees. To the front, a wide area of hardstanding provides generous off-street parking for numerous vehicles, while the property benefits further from two single garages flanking either side of the home, all framed by well-maintained evergreen hedging to create an attractive approach.

North End Road is regarded as one of Yatton's most sought-after addresses, with its leafy outlooks, countryside walks and a sense of semi-rural seclusion, all while remaining remarkably well connected. The village itself offers a thriving community with a range of everyday amenities, including shops, cafes, primary schooling and nurseries, with a wider selection of services available in nearby Clevedon and Nailsea. For commuters, Yatton's mainline railway station provides direct access to Bristol, Weston-super-Mare and London Paddington in under two hours, while the M5 motorway at Clevedon is just a short drive away. Families and outdoor enthusiasts will appreciate the abundance of footpaths and cycle routes across the surrounding countryside, with Cadbury Hill and the Strawberry Line just moments from the doorstep. Glebelands combines space, character and location to create an enviable family home in one of North Somerset's most desirable settings.







Ideally situated residence in Yatton's North End with paddock



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

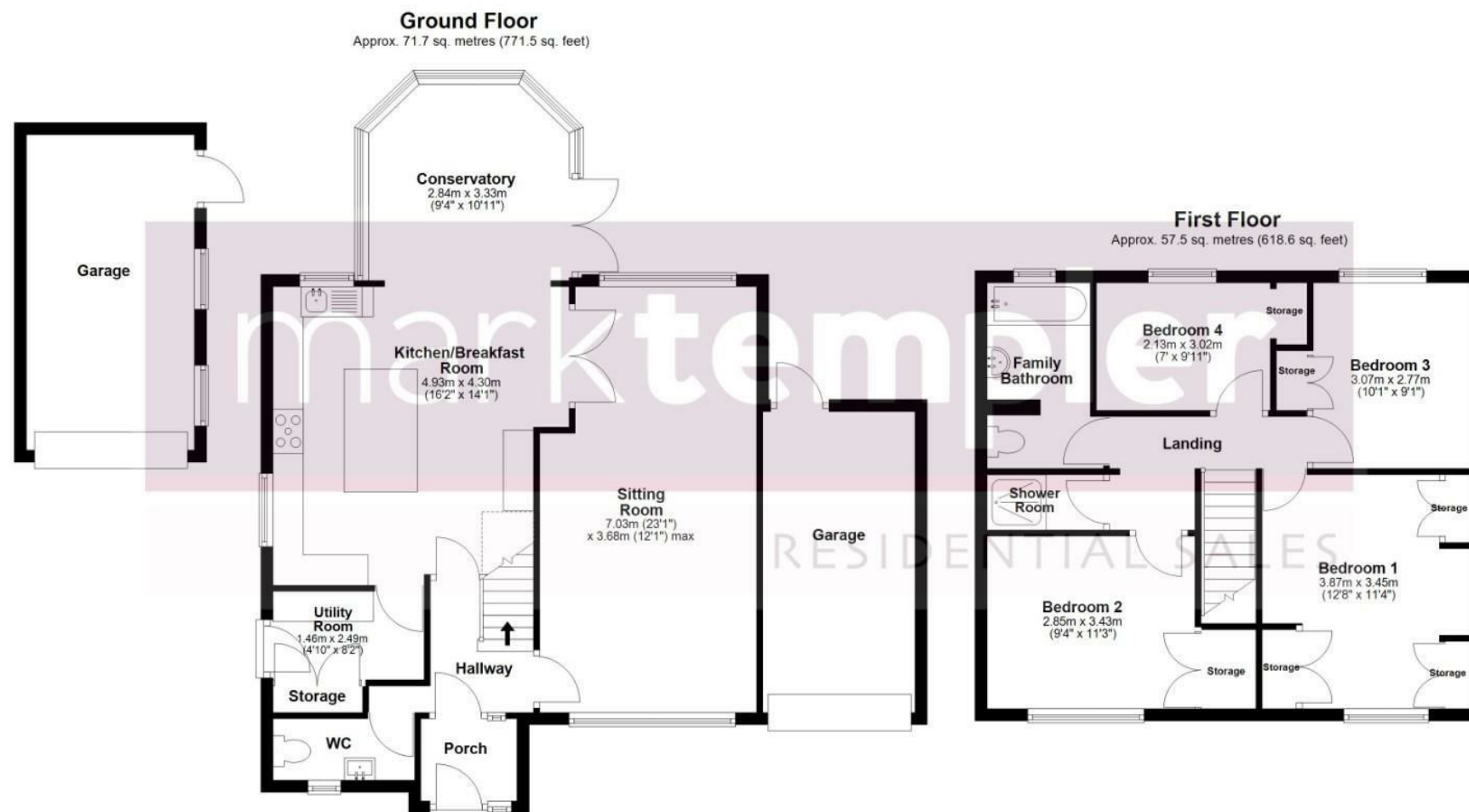
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 129.2 sq. metres (1390.2 sq. feet)

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.

Plan produced using PlanUp.