



Rock Road, Yatton
£550,000



debbie fortune

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Bedrooms: 3

Bathrooms: 2

Receptions: 4

This utterly charming period cottage is situated on Rock Road, within the popular historic part of the village, close to Cadbury Hill, local amenities, schools and excellent transport links.

This picture-perfect cottage has a beautiful painted façade, with a gorgeous creeping wisteria and a traditional clay tiled roof. There is off street parking for 3 vehicles at the front of the property which leads to a detached single garage.

Entering the cottage under a pretty canopied porch, you proceed into the entrance hallway which has a delightful terracotta tiled floor and farmhouse styled doors leading to the kitchen/breakfast room, dining room, a handy ground floor cloakroom and stairs to the first floor.

The sitting room is a homely, spacious room which features a lovely period style fireplace with an oak mantel which is inset with a cast iron wood-burning stove. To the front of the room a window looks out over the picturesque Men of Yatton war memorial and beautifully maintained memorial garden.



The second reception room is utilised as a formal dining room and sits between the hallway and the sitting room, another atmospheric room with its stripped wooden floorboards, traditional styled leaded windows and subtly painted walls. The stairs rising to the first floor are enclosed within the dining room and there is also a useful understairs storage cupboard.

Moving on to the kitchen, you will find a well presented and functional room with enough space for a breakfast table. The kitchen is well fitted with a range of cream farmhouse styled units with a granite countertop over. There is a recessed 'Belfast sink', a Rangemaster cooker, and the wonderful added benefit of a walk in pantry with two Welsh slate cold shelves and open shelving for provisions. There is an open passageway into the garden room and windows to the front of the room and to the side into the garden room, and the same matching terracotta tiles to the floor as the hallway.

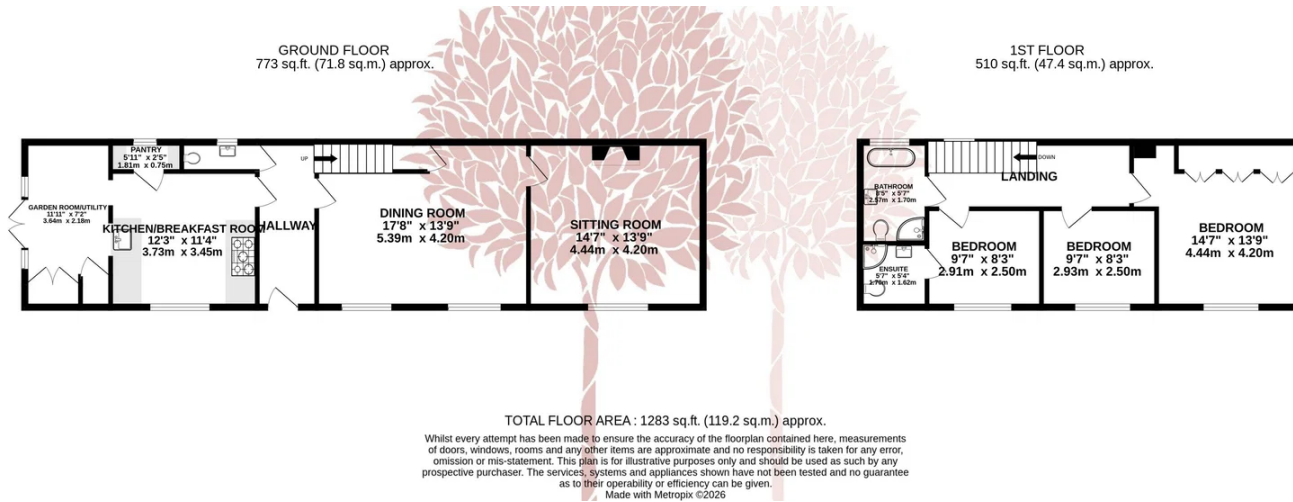
The garden room is a delightful room that looks out over part of the property's glorious garden, enhanced by a vaulted ceiling which gives it a lovely feeling of space and light. A wonderful place to sit and enjoy a coffee or relax with a book, it also serves a more practical purpose with plumbing for white goods and extra storage units.

Moving onto the first floor you will find three attractive bedrooms along with a family bathroom and en-suite shower room. The main bedroom features fitted wardrobes, whilst bedroom 2 has access to a smart en suite shower room which features a quality white suite and separate shower cubicle plus there is a useful vanity cupboard housing the boiler. There is chic tiled splashbacks, old school style radiator with towel rail and spotlights to the ceiling.

Completing the first floor is the stylish family bathroom which features a three piece white suite with a pedestal wash hand basin, low level WC, shower cubicle and bath with shower mixer taps over.



Outside, the garden is simply divine and enjoys a wonderful degree of privacy, arranged in two separate areas linked by a lovely stone archway. The garden features areas of stone patio ideal for al-fresco dining, along with areas of lush green lawn bounded by mature planted flower beds. A rich variety of flora and fauna can be found in the garden, with delightful hedged and walled boundaries. There is a stone chipped area to the rear of the lawn, a 10' x 8' shed in the garden, and a shingle footpath that leads to a gate leading to the parking and garage.



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, 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: Following Smallway into Yatton from Congresbury past the Garden Centre and Cadbury House hotel, take the first left after the mini-roundabout just past the war memorial into Rock Road. The property can be found on your right hand side. What3Words: [///absorb.pills.bravest](#)

Material Information: This property operates on gas central heating. Council Tax Band: D EPC Rating: D.

