



North End Road, Yatton
£315,000



debbie fortune
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Bedrooms: 2

Bathrooms: 1

Receptions: 2

This characterful three storey period home was originally constructed as a railway workers cottage, for the family of workers who were busy laying the tracks on the Cheddar Valley Line, a stretch of railway line which romantically became known as the Strawberry Line, owing to its cargo of fruit and vegetables being transported from the productive strawberry fields of Cheddar to market in Bristol. Since its demise in the late 1960's a band of volunteers have painstakingly transformed it into what is now a beautifully scenic foot and cycle path that links the Mendip Hills to the North Somerset Coast.

Packed with period charm, the property is a perfect pied a terre, first time buy, or downsize for buyers seeking a convenient location and a unique place to live. Set behind a pretty front garden, an attractive gabled porch provides access into the cottage and a handy space to decamp boots and cloaks. Continuing into the property through a rustic farmhouse-styled door you are greeted by a cosy sitting room which features a stunning exposed stone wall with a cast iron fireplace. There is a neat window seat to the front aspect with colonial style shutters.



Beyond the sitting room you will find the modern shaker styled kitchen with a four ring gas hob, integrated oven and contemporary extractor hood, there is plumbing for a washing machine and space for a fridge freezer, a cool geometric tiled splashback, sink with Quooker hot tap and tiled floor add convenience and further style. Within the kitchen is an enclosed staircase rising to the first and second floor accommodation.

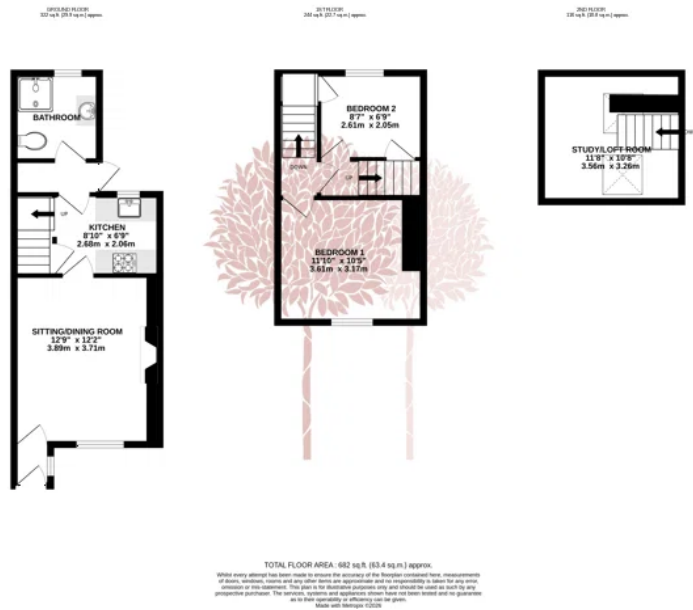
To the rear of the kitchen a small lobby area has a door leading to garden and a further door that provides access to the superb recently remodelled shower room. This chic recent improvement to the cottage features a gorgeous black grid shower enclosure with a matt black rainfall shower head, along with a contemporary sink unit with vanity storage below, low level w.c, matt black heated towel rail and wood effect flooring.

Moving onto the first floor you will find two bedrooms, the first a delightful double bedroom with striped wooden flooring and a shuttered window to the front elevation and the second a smaller child's size room that overlooks the rear garden and has a built in storage cupboard over the stairs. Finally, completing the accommodation is a further loft room, an absolutely beautiful room showered with natural light from two Velux windows to the ceiling, with a painted brick chimney breast and pine railings. Although not classified as a bedroom it is currently utilised as a spare/occasional bedroom by our current vendor.

Outside you will find a private enclosed garden which is purposely low maintenance with a smart area of paving for al-fresco dining and enjoying the wonderful southerly aspect leading to a further area of artificial lawn and a small garden shed. The garden features neat fencing to all sides with some additional privacy screening.

We have noticed... A superb home for first time buyers or downsizers packed with character and charm. The location is also superb for walking to the train station or the amenities of Yatton.





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: Travelling through Yatton towards Clevedon, continue on the High Street until it changes into North End Road. The property can be found on the left hand side before the mini roundabout. What3Words: ///wolves.appendix.senior

Material Information: This property operates on gas central heating. Council tax band: B EPC Rating: tbc

