



High Street, Yatton
£415,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 1

Receptions: 2

Occupying a convenient position along Yatton High Street, this beautifully presented Victorian home has been thoughtfully improved by the current owners to create a stylish and practical family home. Arranged over three floors, the property offers generous room proportions throughout, a superb kitchen/dining room, four bedrooms and a private south-facing garden with the rare benefit of off-road parking to the rear.

The entrance hall leads through to a bay-fronted sitting room, a lovely reception space with high ceilings and a feature fireplace. Beyond is a second reception room, currently arranged as a comfortable family room, providing an excellent everyday living space.



To the rear of the property, the kitchen/dining room has been tastefully updated with shaker-style cabinetry, solid wood worktops and plenty of space for a dining table, making it a sociable room that naturally becomes the heart of the home. A rear lobby and cloakroom complete the ground floor.

Occupying the entire first floor, the principal bedroom is a particularly impressive room with generous proportions, while the family bathroom has been beautifully refitted with both a bath and a large walk-in shower.

The second floor provides three further bedrooms, offering flexible accommodation for growing families, guests or those working from home.

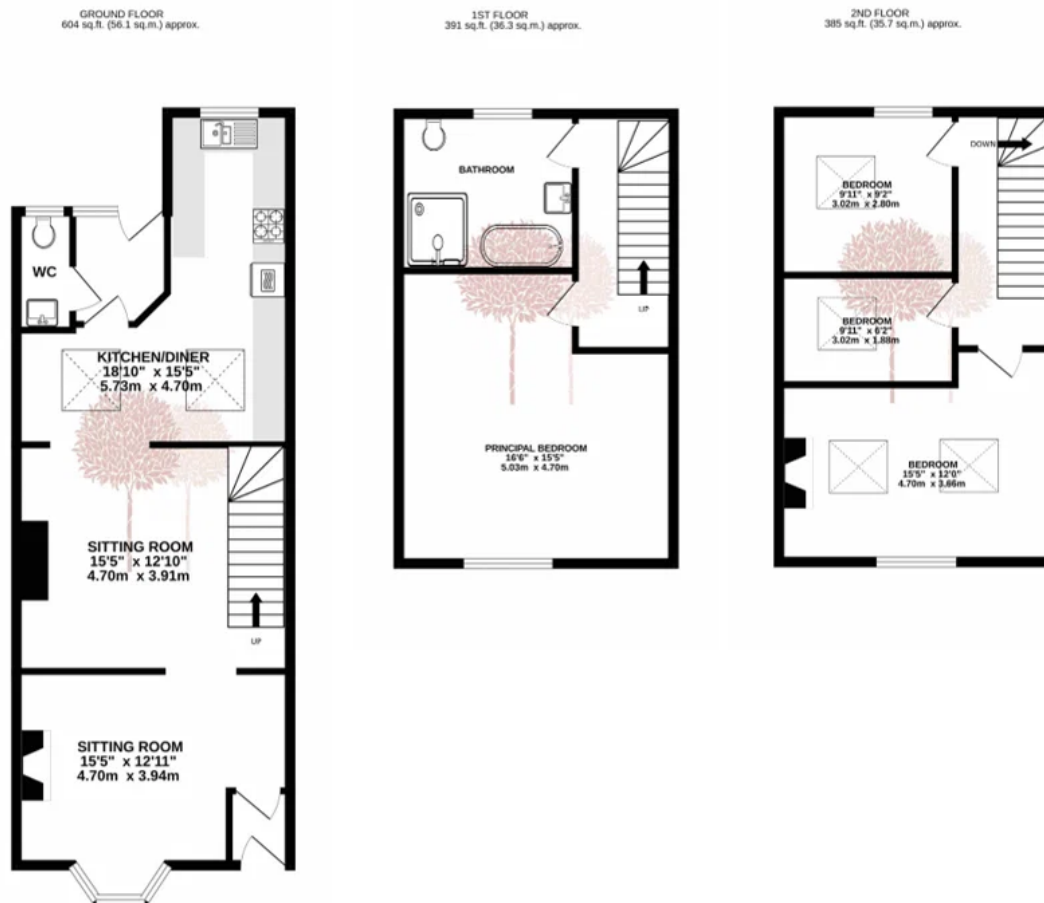
Outside, the south-facing rear garden has been attractively landscaped with a decked seating area, mature planting and established borders, creating a private space to enjoy throughout the year. Rare for a Victorian home in this central location, the property also benefits from off-road parking accessed from the rear.

Situated within easy walking distance of both Yatton's village centre and mainline railway station, the property is ideally placed for everyday amenities and commuting to Bristol, Bath and beyond.

What we love about the property...

The exceptional room proportions and thoughtfully designed interiors create a home that feels both effortlessly stylish and wonderfully practical for modern family life.





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: From Congresbury, follow Smallway onto Frost Hill and continue to the roundabout. Take the exit onto High Street and follow the road through the village, where 93 High Street will be found on the left-hand side.

What3Words: ///agreement.filed.asterisk

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

