



**Claverham Road, Yatton**  
**£410,000**



**debbie fortune**  
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**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

Originally an attractive but modest Victorian semi-detached home, number 35 Claverham road has been much extended in recent decades to offers as many as five bedrooms with versatile living space and a number of reception rooms. Now in need of full renovation, the property offers a wonderful opportunity for buyers to renovate and restore not only the main house but also the large stone outbuilding and generous garden.

Internally the property offers up to four reception room, including a sitting room with period fireplace, dining room, breakfast room and family room, along with a good sized kitchen and a potential 6th bedroom which was formally a ground floor bathroom. On the first floor are four good sized bedrooms and a family bathroom. There is also a loft room which can be accessed via an internal staircase from one of the bedrooms.

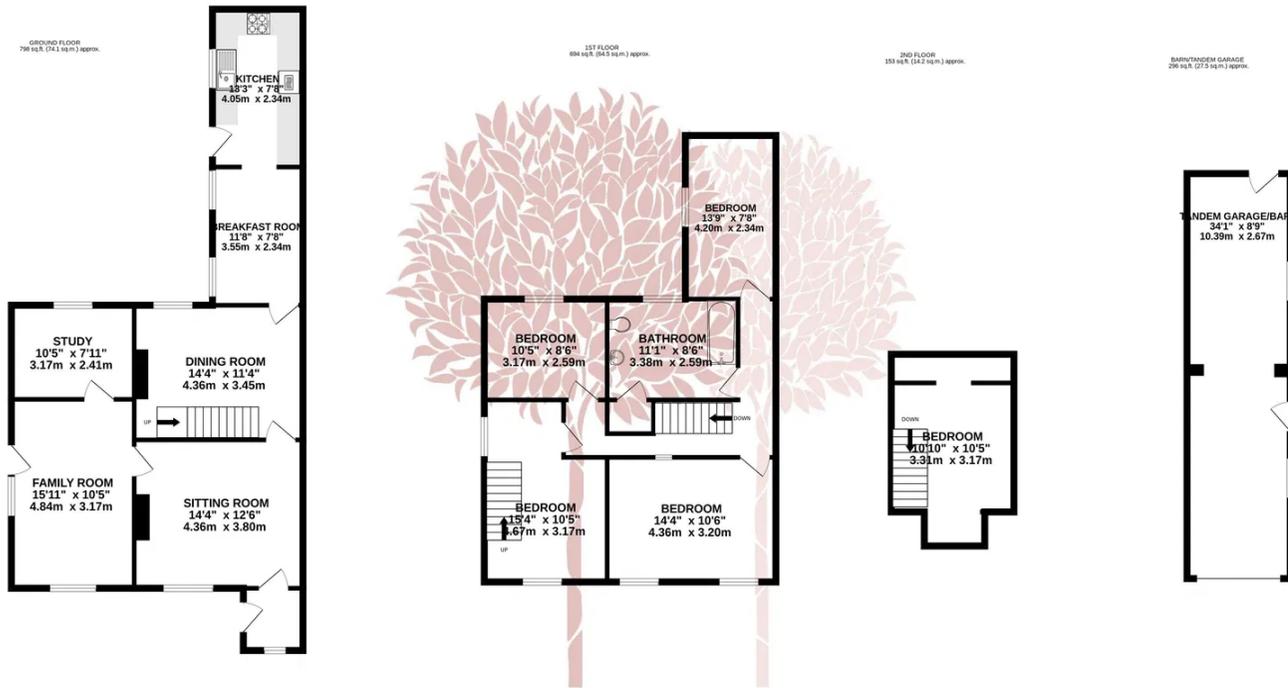


Outside, there is plenty of off street parking to the front and side of the house, as well as parking for a couple of vehicles within the stone barn. To the rear of the house is a quite amazing rear garden, which although has now fallen into disrepair features a number of koi carp ponds with footpaths that meander around it to a summer house to the rear of the garden. Within the garden there is a rich variety of fruit trees, native and non native plants and trees, raised borders and interesting landscaped areas to enjoy the tranquil setting.



The property is brought to the market with the benefit of no onward chain and offers huge potential (subject to the necessary consents) to renovate, remodel and even potentially build a separate dwelling or convert the existing barn.





TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.

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.  
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**Situation:** The North Somerset village of Claverham has local facilities on its High Street, and its primary school (<http://www.courtdewyck.co.uk/>) and village hall are within a walk. More comprehensive shopping, social and recreational facilities are in the nearby village of Yatton, which offers all sorts of shops, restaurants and pubs. Bristol and Weston-super-Mare are within easy daily commuting distance via the A370 and there is access to the national motorway network at Clevedon, a short drive away. Yatton Railway Station offers a mainline railway service and Bristol International Airport is also within easy reach. Claverham is in the school catchment area for Backwell (<http://www.backwellschool.net/>) and there are private schools in the area at Bristol, Sidcot and Wraxall. The countryside around offers a host of country pursuits inc. walking, fishing, riding and sailing.

**Directions:** Coming from the direction of Yatton head up the high street until you get to the mini roundabout and then turn left onto Claverham road. Follow the road for a couple of minutes until you reach 35 Claverham Road on your left hand side. What3words: ///perused.erase.mailbox

**Material information:** This property operates on gas central heating. Council Tax band: C

