



61 WHEATEAR ROAD, YATTON, BS49 4FR



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YATTON BS49 4FR

- Modern semi detached townhouse of over 1,900 sq ft
- Stunning kitchen/dining room opening to the rear garden
- Close To Railway Station, Sainsburys & local schools
- Stylish first floor living room
- Four good sized bedrooms & study/bedroom 5
- Off street parking & 22ft garage
- EPC B rated
- Large entrance hallway with cloakroom WC

SUMMARY

An exceptional and beautifully designed contemporary residence, offering impeccably arranged accommodation across three expansive floors and perfectly balancing elegant styling with highly practical modern living. With a private driveway providing parking for at least two vehicles, together with an exceptionally large garage, this impressive home presents an outstanding opportunity for discerning purchasers seeking both space and sophistication.

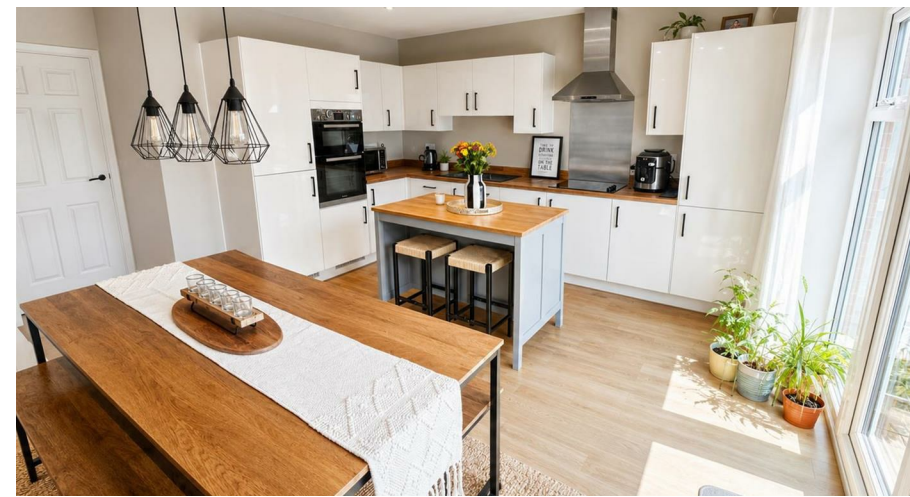
The property opens into a wonderfully generous reception hall, creating an immediate sense of light and scale. A substantial ground floor snug/study provides a highly versatile additional reception space, ideal as a refined home office, media room or private retreat. Two extensive built-in storage cupboards discreetly cater for utilities and household storage, ensuring the home remains effortlessly streamlined. A beautifully appointed shower room, complete with walk-in shower, wash hand basin and WC, completes the ground floor accommodation.

Undoubtedly the centrepiece of the home is the magnificent kitchen/dining room — an impressive open-plan entertaining space thoughtfully designed for both everyday family life and stylish hosting. Flooded with natural light, this elegant room enjoys direct access via patio doors onto the beautifully enclosed south-facing garden, where a paved terrace provides the perfect setting for outdoor dining, seamlessly leading onto a generous lawned garden.

To the first floor, a superbly proportioned sitting room offers an elegant and tranquil principal reception area, enhanced by tasteful neutral décor and an abundance of natural light. This floor also accommodates a spacious double bedroom and a further well-appointed single bedroom, ideal for family living, guests or flexible home working arrangements. A luxurious family bathroom serves this level, featuring a bath, separate walk-in shower, wash hand basin and WC.

Occupying the upper floor are two outstanding double bedroom suites, both beautifully bright owing to dual windows which allow natural light to pour through the rooms. The principal bedroom, positioned to the rear of the property, benefits from extensive built-in wardrobes and a particularly generous en-suite shower room. The second bedroom is equally impressive in scale and presentation, likewise complemented by its own substantial en-suite facilities comprising shower, wash hand basin and WC.

This exceptional home has been thoughtfully curated to deliver beautifully balanced accommodation of notable quality and versatility, ideally suited to contemporary family living.







LOCATION

Positioned within the highly regarded North Somerset village of Yatton, Wheatear Road enjoys an enviable setting that perfectly balances the tranquillity of countryside living with the convenience of excellent regional connectivity. Increasingly sought after by families and professionals alike, the village offers a rare combination of community atmosphere, surrounding natural beauty and effortless access to key commercial centres across the South West and beyond.

A particular advantage of the location is the nearby Yatton railway station, which provides direct mainline services to Bristol, Bath and London, making the area exceptionally well suited to commuters seeking a more relaxed pace of life without compromising accessibility. Bristol Airport is also within comfortable reach, further enhancing the area's connectivity for both business and leisure travel.

The village is especially celebrated for its immediate access to the renowned Strawberry Line, a beautifully restored former railway route that now forms part of the National Cycle Network. Stretching through some of Somerset's most picturesque landscapes, the largely traffic-free path provides miles of scenic walking, cycling and running routes, connecting Yatton with Cheddar and beyond. Winding through orchards, woodland, open countryside and nature-rich landscapes, it offers an exceptional lifestyle amenity that appeals equally to families, outdoor enthusiasts and those simply seeking a greater connection with nature.

Beyond the village itself, the wider North Somerset landscape is characterised by rolling countryside, open green spaces and an abundance of natural beauty. The nearby Somerset Levels provide expansive panoramic views, internationally recognised wildlife habitats and a wealth of peaceful walking routes, creating a setting that feels both restorative and remarkably unspoilt. The surrounding countryside contributes to a wonderful sense of openness and calm, increasingly valued by those looking to escape the pressures of urban living while remaining exceptionally well connected.

Yatton itself is a thriving and well-served village community, offering a range of independent shops, cafés, traditional public houses and everyday amenities, all contributing to the village's warm and welcoming atmosphere. The area is particularly well regarded for its educational provision, making it especially attractive to families. Nearby schools include the highly respected Yatton Infant School and Yatton Church of England Junior School, both of which enjoy strong local reputations, together with the well-regarded Backwell School, widely recognised as one of the area's leading secondary schools. A number of highly regarded independent schools are also accessible within the wider Bristol and North Somerset area, further enhancing the long-term appeal of the location.

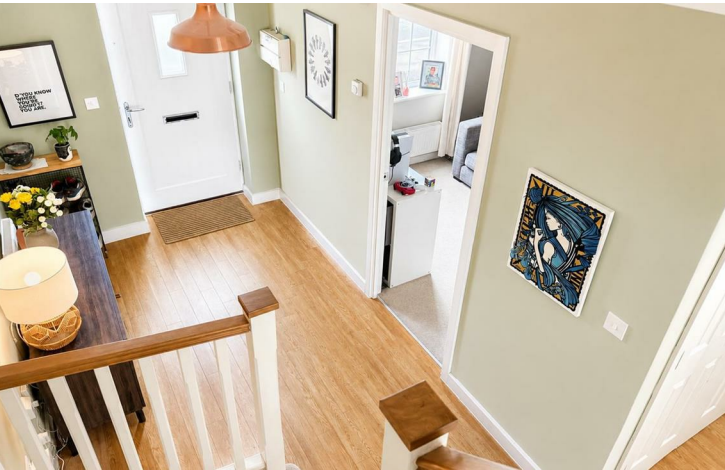
For those who enjoy outdoor recreation, the surrounding area offers an abundance of opportunities, from countryside walks and cycling routes to nearby coastal destinations and the dramatic scenery of the Mendip Hills. The blend of natural beauty, village charm and accessibility creates a lifestyle that is both aspirational and deeply practical.

Altogether, Wheatear Road represents a refined and highly desirable residential setting where exceptional transport links, outstanding access to green infrastructure and an established village community combine to create a truly exceptional place to call home.

ADDITIONAL INFORMATION

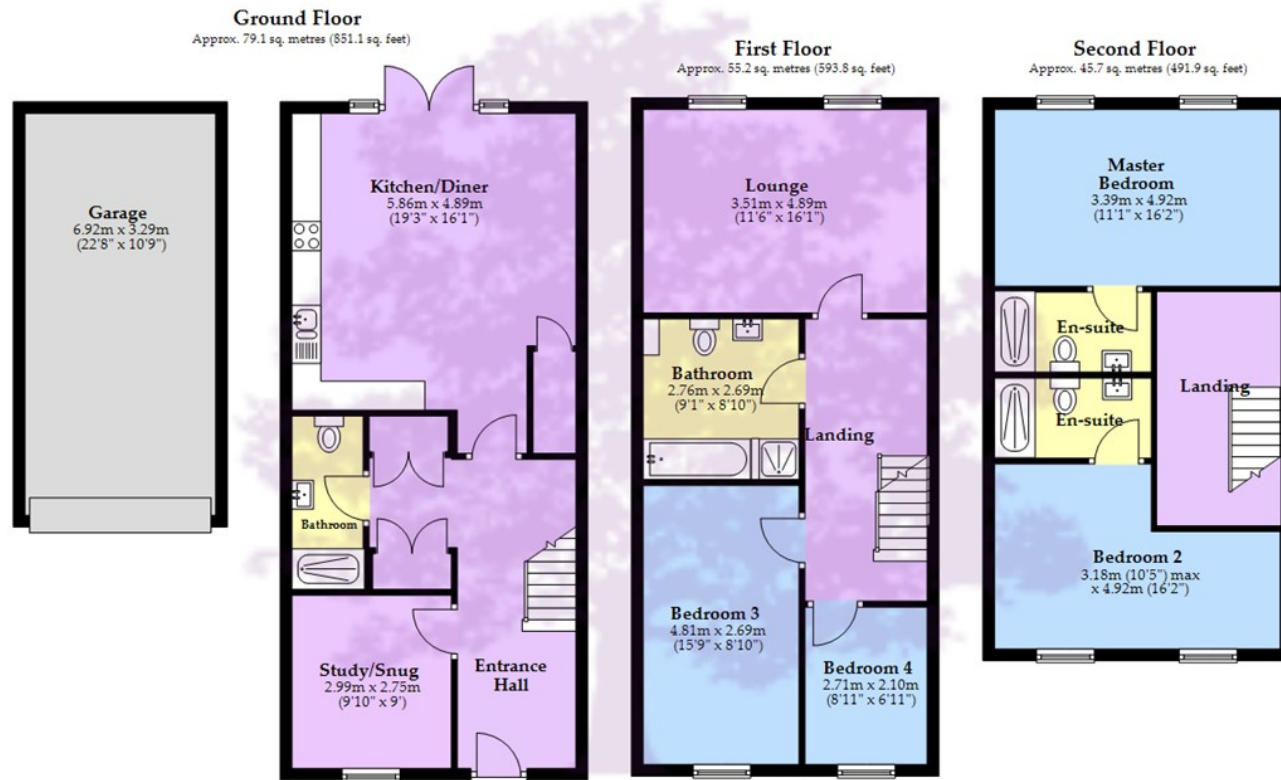
Tenure; Freehold
Council Tax Band; E (North Somerset Council)
EPC; B
Services; Mains Gas, Electric, Water & Drainage





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Total area: approx. 179.9 sq. metres (1936.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



GOODMAN
& LILLEY

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

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