



**The Grange**  
**Moor Road, Yatton, BS49 4AX**

**Robin King** | Estate  
Agents

# THE GRANGE, MOOR ROAD, YATTON, BS49 4AX

Characterful 6 bedroom detached Georgian Grade II listed family home with generous gardens and parking in a tucked away location convenient for the extensive amenities of Yatton village

**APPROX 3,311 SQ FT OVER 4 LEVELS INCLUDING LARGE CELLAR AND IMPRESSIVE LOFT ROOM WITH WOOD BURNER • CHARACTER FEATURES INCLUDING FLAGSTONES, ELEGANT STAIRCASE & EXPOSED WOODEN FLOORS • SITTING ROOM WITH WOOD BURNER • SPACIOUS KITCHEN/DINING ROOM WITH AGA • OUTBUILDINGS AND DOUBLE GARAGE • AMPLE DRIVEWAY PARKING • GREENHOUSE • POPULAR VILLAGE WITH EXCELLENT FACILITIES INCLUDING WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SCHOOL • YATTON STATION WITHIN 0.28 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 4.3 MILES AT JCT 20 CLEVEDON • BRISTOL AIRPORT 8.2 MILES • CENTRAL BRISTOL 14.2 MILES**

Believed to date from 1760, with historical connections to cider production, and coming to the market for the first time in 24 years, The Grange is a unique Grade II listed family home providing substantial, well balanced accommodation over 4 floors.

Arriving via the wooden gated driveway one is struck by the pleasing symmetry and charm of the stone-built property, with 12-pane sash windows and chimneys to either gable. Upon entry via the porch into the hallway, the elegant period staircase and flagstone floor give a further nod to the character features within.

The 2 reception rooms sit at the front of the house, each of generous proportions, with tall 12-pane sash windows with seating areas and working shutters. The sitting room to the left has a wide stone fireplace inset with a wood burner, and a flagstone floor under the carpet. The second reception room with exposed wooden floors is currently used as a family room but could also make an impressive formal dining room.

To the end of the hallway a part-glazed door opens into the boot room/lobby from where a stable door provides access to the outbuilding, the sheltered courtyard and gardens beyond. To the left is a good sized utility room, beyond which is the pantry. Stone steps from the utility room lead down to the huge vaulted cellar with





flagstone floor, which not only provides generous storage but could be used as a games or play room. The cellar was previously used to store barrels of cider, and there is additional external access to the side of the house, where the barrels would be rolled in and out of the building.

The very spacious, light and airy kitchen/dining room is another highlight of the property, with a neatly tiled floor, Aga and a wood burner giving a real sense of country charm, plus useful access via a part-glazed door onto the enclosed courtyard garden. The kitchen is fitted with a good range of wall and base units, with a 2-oven oil-fired Aga and a Miele oven with Bosch ceramic hob for summer use. The dining area accommodates a large table, ideal for family dining and entertaining, and a latched door opens into the cloakroom beyond.

The first floor bedroom accommodation is well balanced, with the 3 double bedrooms overlooking the front all having 12-pane sash windows, and 2 have latched cupboards. The spacious dual aspect principal bedroom sits to the rear of the property, with an ensuite shower room, and there are 2 further bedrooms plus a family shower room.

Another highlight of The Grange is the huge attic room/office, accessed by a staircase via a latched wooden door from the first floor landing. This impressive space is fully boarded and in years gone by served as a dormitory for the apple pickers during the 2-week harvest period. The room now provides a snooker/games room in addition to extensive office space, cosily heated by the wood burner and windows to either end give wonderful birds eye views.

**Outside** – beyond the boot room/utility lobby is a charming courtyard garden with external cellar access to one corner. Not only is this an attractive, sheltered place for alfresco dining and relaxing, but there are also 2 outbuildings plus a log store which, subject to the necessary permissions, offer potential to create a studio, workshop or additional office to work from home.

From the courtyard garden a path leads past a garden shed to a garden, mainly laid to lawn and enclosed by beech hedging with some trees and bushes, that provides somewhere to play or simply sit and enjoy the surroundings.







The path continues to the double garage, with 2 separate wooden doors and useful overhead rafter storage, and back round to the front garden. Enclosed by laurel hedges and stone walls, there is a wide lawn to one side and generous parking to the other. Currently designed for low maintenance, but with plenty of potential for the keen gardener, there are some mature trees, shrubs and bushes and a greenhouse.

**Agent's Note** – Planning permission – ref 19/P/3197/FUL - has been granted to create 60 dwellings on land off Moor Road, with an access point via an unlit road (to protect wildlife including bats) near the Stowey Rhyne. The field adjacent to The Grange is within the Grade II listed curtilage of the property and also provides a natural habitat for a rare form of tree fungus: the development plans state that no houses can be built here and the field will be retained and managed as a nature area, to protect the natural wildlife and significant biodiversity. In addition, many of the surrounding trees in the adjacent orchard have TPOs and the rhyne provides a feeding corridor for bats including lesser and greater horseshoe bats, all of which have been taken into consideration during the planning application process.

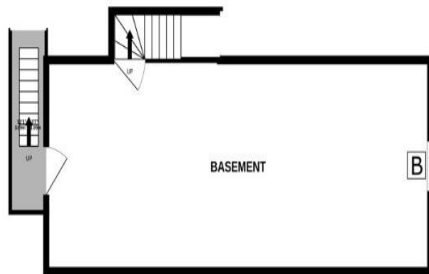
**SERVICES** – Oil fired central heating, mains drainage

**EPC RATING** – N/A Grade II Listed

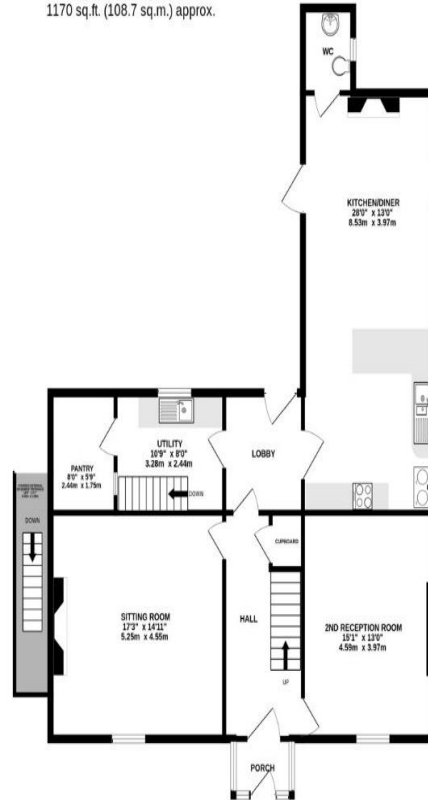




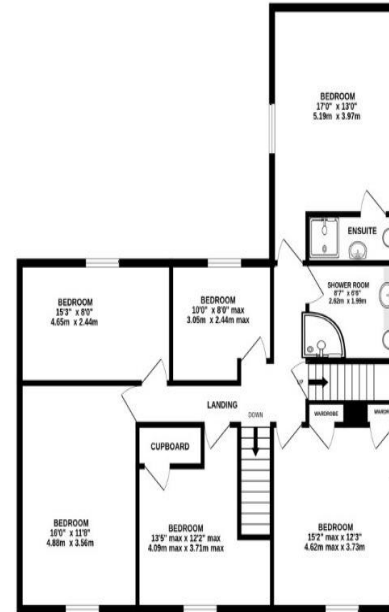
**BASEMENT**  
572 sq.ft. (53.1 sq.m.) approx.



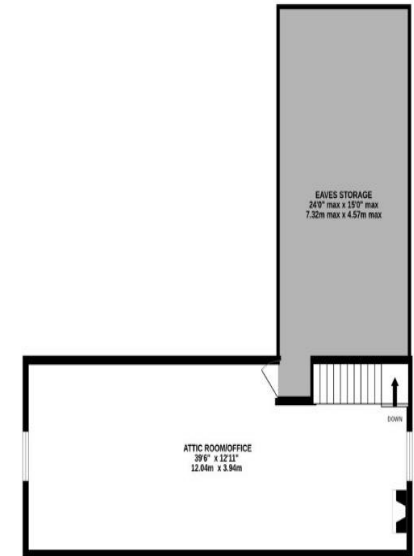
**GROUND FLOOR**  
1170 sq.ft. (108.7 sq.m.) approx.



**1ST FLOOR**  
1091 sq.ft. (101.4 sq.m.) approx.



**2ND FLOOR**  
478 sq.ft. (44.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3311 sq.ft. (307.6 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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**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**Location** – The Grange is situated in a tucked away location, off Moor Road, a no-through-road within walking distance of Yatton Station, approx. 0.28 miles distant. Yatton is a very popular village within 14 miles of Bristol with excellent amenities including nursery, primary and junior schools along with a library, shops and varied businesses. Transport connections are good, being within 4.8 miles of access to the M5, via Jct 20 or 6.8 miles via Jct 21, and having a mainline railway station – Paddington from 114 mins. Further amenities are available nearby in Congresbury, Clevedon and Weston-super-Mare.

**DIRECTIONS** – From our office take the A370 Bristol Road and turn left at the Smallway traffic lights towards Yatton. Continue for approx. 1.7 miles, through the village and past the shops. Having crossed over the railway take the right turn onto Kenn Moor Road and after 0.2 miles take the left turn (back on yourself) to Moor Road. The Grange is the first property along on the right hand side.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **Council Tax Band G** £3430.71 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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