



**Orwell Cottage**  
**25 High Street, Yatton, Bristol, BS49 4JD**

**Robin King** | Estate Agents

# ORWELL COTTAGE, 25 HIGH STREET, YATTON, BRISTOL, BS49 4JD

A versatile and spacious detached Georgian property with 5/6 bedrooms tucked away in a central village location with an enclosed, large, and wonderfully private garden, driveway parking and easy access to Bristol and beyond.

**APPROX 2,553 SQ FT OF VERSATILE ACCOMMODATION • PERIOD PROPERTY WITH MANY ORIGINAL FEATURES • BEAUTIFUL, PRIVATE AND ENCLOSED REAR GARDEN • CENTRAL VILLAGE LOCATION • 5/6 BEDROOMS • HAND BUILT CUSTOM KITCHEN/DINING ROOM • 2 BATHROOMS • POPULAR VILLAGE WITH EXCELLENT FACILITIES INCLUDING WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SCHOOL • YATTON STATION WITHIN 0.8 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 4.8 MILES AT JCT 20 CLEVEDON • BRISTOL AIRPORT 7.6 MILES • CENTRAL BRISTOL 12.1 MILES (ALL DISTANCES/TIMES APPROX.)**

Orwell Cottage is a versatile and spacious six-bedroom detached period property which exudes timeless charm. Its origins date back to before the 1820s, has history which includes serving as the source of water for villagers from a now-disused well and as the local doctor's surgery until 1937. Nestled discreetly along the High Street, it enjoys proximity to amenities while providing a distinct atmosphere of privacy and seclusion. A spectacular feature of this property is its magnificent 150ft garden, an unexpected surprise for this central village location. Completely private and with a multitude of mature trees it is a real haven for wildlife and provides a fabulous family amenity space.

Approaching the property small steps lead to the welcoming front door which opens into a spacious hallway with ample room for coats and shoes. To the right is the sitting room. This spacious room is full of period features including ceiling roses, lovely original open fireplaces at each end with wooden surrounds with detailed roundels and wooden shutters. Two sets of French doors open out on to the garden/sunroom which offers the perfect spot to relax and enjoy the wonderful garden.

Returning to the hall, a small flight of stairs leads down to the generous kitchen/dining room. This





room is a traditionally styled as a country kitchen with beautiful oak beamed ceiling, window sills and lintels. Crafted cream hand-built units are complimented by wonderfully tactile worktops made from English Pippy oak. There is a Belfast sink, integrated dishwasher and fridge and a range cooker. A neatly designed breakfast bar separates the kitchen area from a large space for dining table which has a magnificent custom-built larder/Welsh dresser at the end.

To the rear of this space is a useful overflow kitchen/pantry room, downstairs w.c. and door to the garage which is currently being used as a laundry/utility area.

There are two staircases to the first floor accommodation. The one from the kitchen rises to the principal bedroom which is a large double with a beautiful vaulted and beamed ceiling and views to the front of the property. Adjacent is an en-suite Jack & Jill bathroom with twin basins, a separate bath and shower which leads through to second large double with a fireplace, fitted wardrobes and bay window with storage seat. The second staircase rises from the entrance hall to an inner landing with access to bedroom two and a further 3 bedrooms all with storage space and lovely views over the back garden. Completing this floor is the family bathroom with large walk-in shower.

The 3<sup>rd</sup> floor has a further spacious bedroom with views to the surrounding countryside and village church.

**Outside** – Orwell Cottage has an unexpectedly large garden that is beautifully framed by a wisteria clad pergola that spans the full width of the property. Fully enclosed and walled, the garden provides a tranquil haven in this village centre location with mature shrubs and trees including a magnificent Scots pine together with a large lawned area and terrace area perfect for entertaining or a family BBQ.





There is also a further stone outbuilding and access into a useful cellar. To the front of the property a gravelled driveway provides parking.

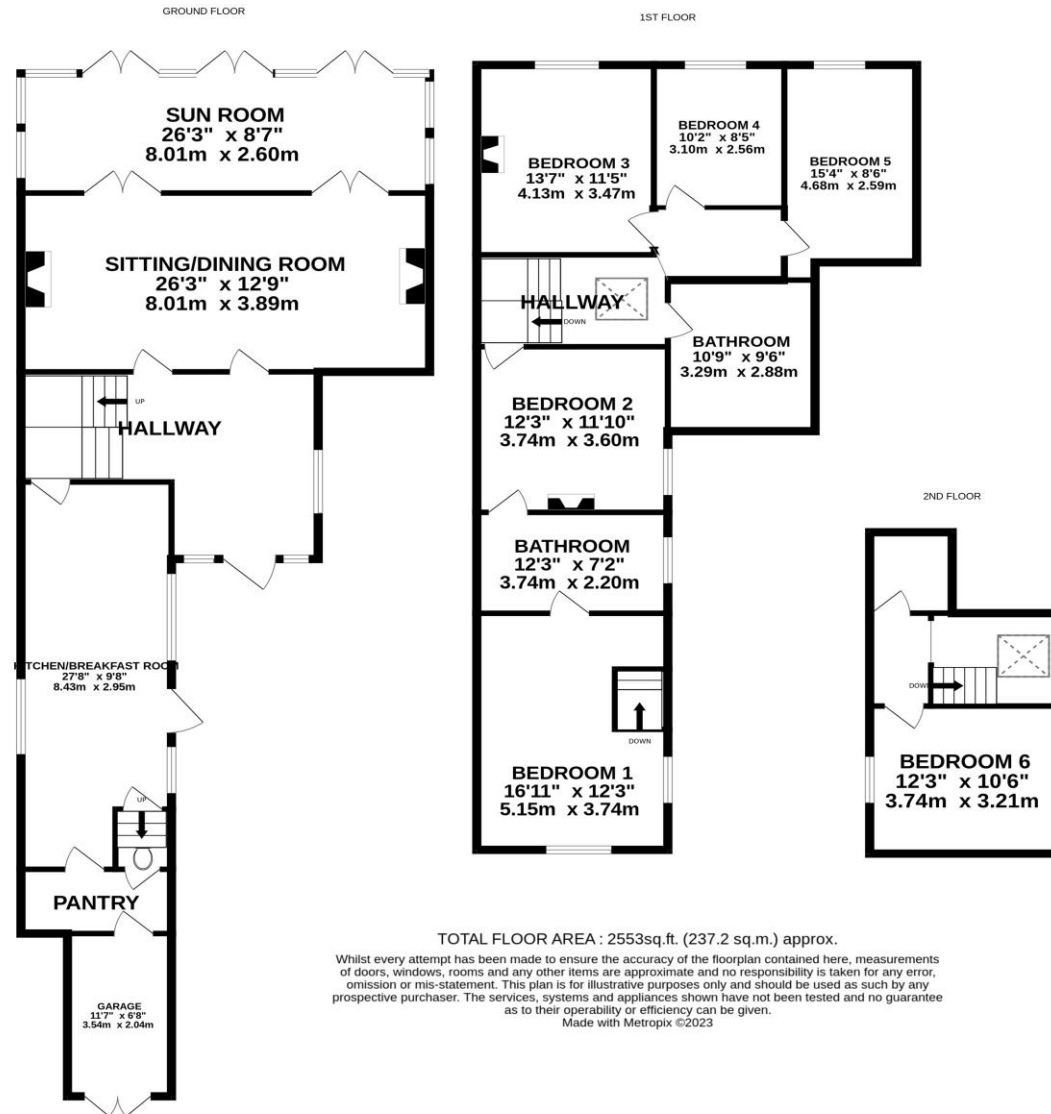
**AGENTS NOTE** – The current occupants have approved planning for additional works to include a rear extension, balcony doors to the front of the property, additional windows and to remove the wall at the front of the property should the new owners wish to implement these changes.

**LOCATION** - The village of Yatton offers a fine range of shops, nurseries, schools, bank and supermarket, plus a variety of social and recreational facilities with close proximity to Cadbury House in Congresbury with its award winning health club, spa and hotel. The village falls within the catchment of the well-regarded Backwell School. A public transport service runs to and from Bristol, Weston-Super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

**DIRECTIONS** – Approaching Yatton from Congresbury, Orwell Cottage can be found just after Princes Court on the left hand side of the High Street.







**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

**SERVICES** – All mains services

**EPC RATING** - E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** – E £2,515.85 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**