



**1 Westaway House**  
**High Street, Yatton, Bristol, BS49 4JA**

**Robin King** | Estate Agents

# 1 WESTAWAY HOUSE, HIGH STREET, YATTON, BRISTOL, BS49 4JA

A magnificent, beautifully presented semi-detached Georgian family home set on a plot of ¼ of an acre in the heart of Yatton with 5 bedrooms, 3 reception rooms, garage and ample driveway parking.

**APPROX 2,935 SQ FT OF FLEXIBLE ACCOMMODATION • 3 RECEPTION ROOMS • 5 BEDROOMS • 3 BATHROOMS • IMMACULATELY PRESENTED THROUGHOUT • ATTRACTIVE INTERNAL COURTYARD FOR ENTERTAINING • STUNNING MATURE GARDENS • SUBSTANTIAL GARAGE • CENTRAL VILLAGE LOCATION • YATTON STATION WITHIN 0.8 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 6.9 MILES • ACCESS TO M5 WITHIN 6.4 MILES AT JCT 21 ST GEORGE'S • CENTRAL BRISTOL 12.2 MILES (ALL DISTANCES APPROX.)**

1 Westway House is an elegant Georgian home which has recently been subject to a top to toe renovation and refurbishment. Craftsmanship and character is displayed throughout the property with beautiful bespoke woodwork, sash windows, shutters, detailed cornicing and architraves. All these features are seamlessly blended with modern fixtures and fittings to create spacious rooms that maintain the classic refinement and proportion of the era, but also enjoy all the comforts of modern living.

Entry via a grand set of double doors is into a spacious reception hall with access to the ground floor rooms. Immediately to the left is the gracious and beautifully proportioned sitting room with a substantial rectangular bay window overlooking the garden. An exquisite marble fireplace with granite hearth and log burner provides a welcoming focal point and doors to the right lead out to a garden terrace.

The kitchen lies to the rear of the property and has recently been subject to a total transformation. An extension with a large full-height set of sliding doors to an internal courtyard not only means this room is full of light but also lends a real sense of, grandeur. The bespoke fitted kitchen from Holme Tree has an extensive range of two tone units which are perfectly balanced by matt, honed cosmic black





granite worktops imported from Brazil. In addition, underfloor heating and a large island with a breakfast bar make this space both cosy and stylish. Integrated appliances include a Bora induction hob with extractor, Neff double oven, dishwasher and space for an American style fridge freezer.

A door opens from here and also the dining room to the capacious conservatory which overlooks the garden. Flooded with light from all the windows, this room also has a handsome stoned tiled floor and French doors opening to the dining terrace; the perfect spot for al fresco dining and entertaining friends.

There is also a more formal dining room which is another large, elegant reception room with beautiful period detailing including shutters and alcove shelving to either side of the fireplace. The ground floor accommodation is completed with a practical utility space and downstairs cloakroom.

An impressive staircase sweeps up to a generous first floor landing.

This floor has two beautifully finished double bedrooms, both with fitted wardrobes. The principal bedroom which has lovely far reaching rural views also has a smart fully tiled en-suite shower room. There is a further family bathroom with a bay window, roll top bath and separate shower.

Rising to the third floor you will find a further two double bedrooms together with a single that could be used as a study. There is another bathroom on this floor with walk-in shower and storage.

Returning to the ground floor and crossing the external courtyard reveals a hidden secret of this property, an extra room with space for a fridge and freezer which could be used for a variety of different purposes or just kept as it is, for extra external storage space.





**Outside** – 1 Westaway House is set in a central village location within grounds of  $\frac{1}{4}$  of an acre with a beautiful mature garden and attractive hedging providing privacy. There is a large area of lawn bordered with raised borders and decorative ornamental hedges. Terracing surrounds the conservatory and as mentioned previously there is a wonderful internal courtyard outside the kitchen that makes a superb space for entertaining.

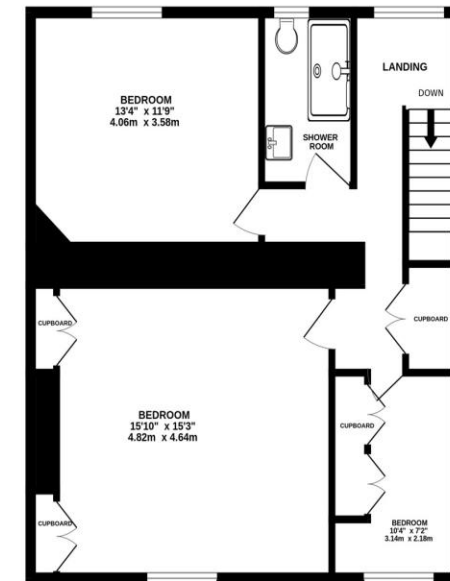
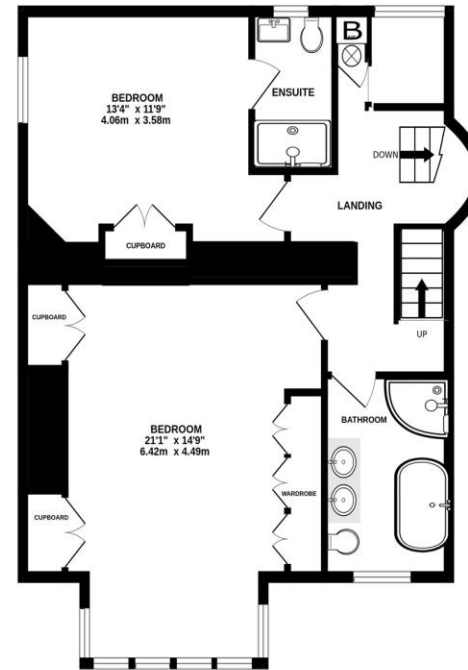
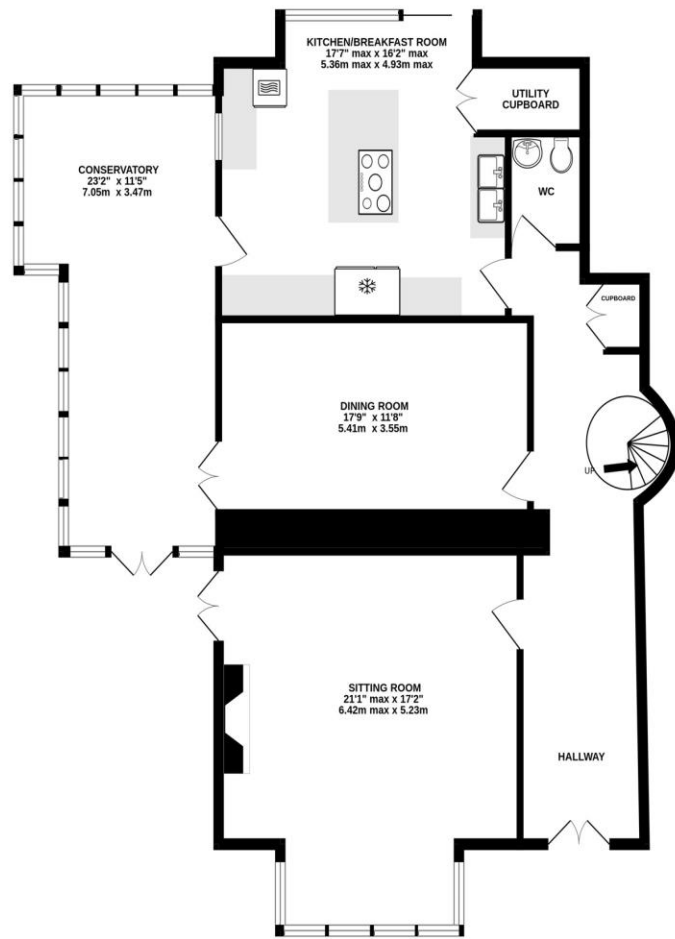
A garage with an electric up-and-over door and storage loft is complimented by driveway parking for multiple cars.

**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.



TOTAL FLOOR AREA : 2935sq.ft. (272.7 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.  
Made with Metropix ©2023



**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

**DIRECTIONS** – Approaching Yatton from Congresbury, 1 Westaway House can be found on the High Street on the right hand side. Access to the drive is via Westaway Close where it is first on the right.

**SERVICES** – All mains services

**EPC RATING** - D

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

**COUNCIL TAX BAND** – C £1,829.71 £ (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**