



3 Shiners Elms
Yatton, North Somerset, BS49 4BY

Robin King | Estate
Agents

3 SHINERS ELMS, YATTON, NORTH SOMERSET, BS49 4BY

A rare opportunity to purchase a superb 4 bedroom family home featuring off-street parking and a sun-drenched south-facing garden nestled in the heart of Yatton with a commendable B energy rating.

Approx 1,758 Sq Ft Of Flexible Accommodation • 4 Bedrooms • 2 Bathrooms (1 En-Suite) • Fully Fitted Kitchen/Breakfast Room • Spacious Reception Rooms Including A Fabulous Garden Room • South Facing And Private Enclosed Rear Garden • 20 Owned Solar Panels • Ultrafast broadband 500Mb • Yatton Station Within 0.6 Miles For Mainline Railway Services – Paddington From 114 Mins • Bristol Airport 8.4 Miles • Access To M5 Within 4.7 Miles At Jct 20 Clevedon • Central Bristol 12.9 Miles (All Distances Approx.)

Nestled within a cul-de-sac in the sought-after village of Yatton, 3 Shiners Elms presents itself as a well maintained and energy-efficient detached family home. Boasting 4 bedrooms, 2 bathrooms, and flexible living spaces, this residence is perfectly complemented by its proximity to esteemed primary and secondary schools, as well as the convenience of Yatton train station.

The inviting front door into a cosy porch, ideal for storing coats and shoes, leads seamlessly into the hallway adorned with stylish Kardean flooring. A downstairs cloakroom and a spacious utility room equipped with ample storage and provisions for laundry appliances further enhance the home's functionality.

To the left, the kitchen/breakfast room delights with its view of the garden, well-appointed floor and wall units, lovely worktops and integrated double oven and electric hob. It also provides space for a breakfast table.

Venturing to the rear of the property, you'll discover a generously sized sitting room featuring a charming electric fireplace and double doors opening to the garden room. Whether basking in the sunlight or seeking refuge from the elements, this south-facing sanctuary, complete with a solid roof and Velux windows, along with a covered BBQ area outside, ensures year-round enjoyment. Adjacent, another reception room, warmed by a multifuel burner, overlooks the garden, and seamlessly leads to a versatile office space.

Ascending to the first floor reveals four bedrooms, some offering picturesque views towards Crooks Peak, alongside a family bathroom. The main bedroom boasts the added luxury of an en-suite bathroom with a shower. Notably, the current owners have thoughtfully installed a lift accessible from the utility room, serving the fourth bedroom—an invaluable asset for those with mobility considerations, which can be easily removed if desired by the new owner.





Outside – 3 Shiners Elms has an attractive brick paved drive with parking for multiple cars with a mature flowerbed and several shrubs. A side return leads through to the rear garden which offers a pretty garden which combines a mixture of mature borders, grass and paved areas to allow enjoyment of its south facing aspect. In addition, there are two sheds with power and light, and a covered wood storage area. The property also has twenty owned solar panels generating an average annual income of c.£2,200.

Location – The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-Super-Mare and at Clevedon 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.

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 the A370 take the A3133 towards the village centre. After approx. 0.7 miles turn left on to Mendip Road. Follow this for about 0.8 miles and Shiners Elms will be on your left. Number 3 is just past the green on the left hand side.

SERVICES – All mains services **EPC RATING** – B **AGENTS NOTES** – A planning application by Persimmon Homes for outline planning is pending on land owned by Rectory Farm, known as The Batch.

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.

Shiners Elms, Yatton, Bristol, BS49

Approximate Area = 1758 sq ft / 163.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Robin King LLP. REF: 1070546

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: 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