



**COUNTRY**  
PROPERTY



26 Eggshill Lane

Yate

£499,950



# 26 Eggshill Lane

Yate, Bristol, BS37 4BL

This individual character cottage with a garden oasis, is a unique property believed to be one of the oldest in Yate. The cottage is brimming with rustic charm and personality, and enjoys a quiet and private feel that belies its proximity to Yate's amenities.

The generous sized gardens are a gardeners paradise, well stocked with a range of plants and trees and landscaped with summer house, former vegetable patch, shed and 2 off road parking spaces. Walking through the accommodation, the spacious front lounge has an abundance of character features including beamed ceiling, wood burner, and large open fire, leading to dining room with French doors opening on to the garden. From the dining room leads to the Study and utility room with a door to garden. The hallway leads to a downstairs cloakroom and kitchen at the back of the property with access to the garden. Upstairs are three double bedrooms and a family bathroom. The property is nicely presented and has been sympathetically improved over the years, although there is still enormous scope for the new owner to make it their own. Offered for sale with no onward chain.

- Character 3 Bedroom Cottage
- South Facing Garden Oasis
- 3 Reception Rooms
- Kitchen and Utility
- Summer House and Shed
- Energy Efficiency Band D
- Location Close To Amenities





## Location

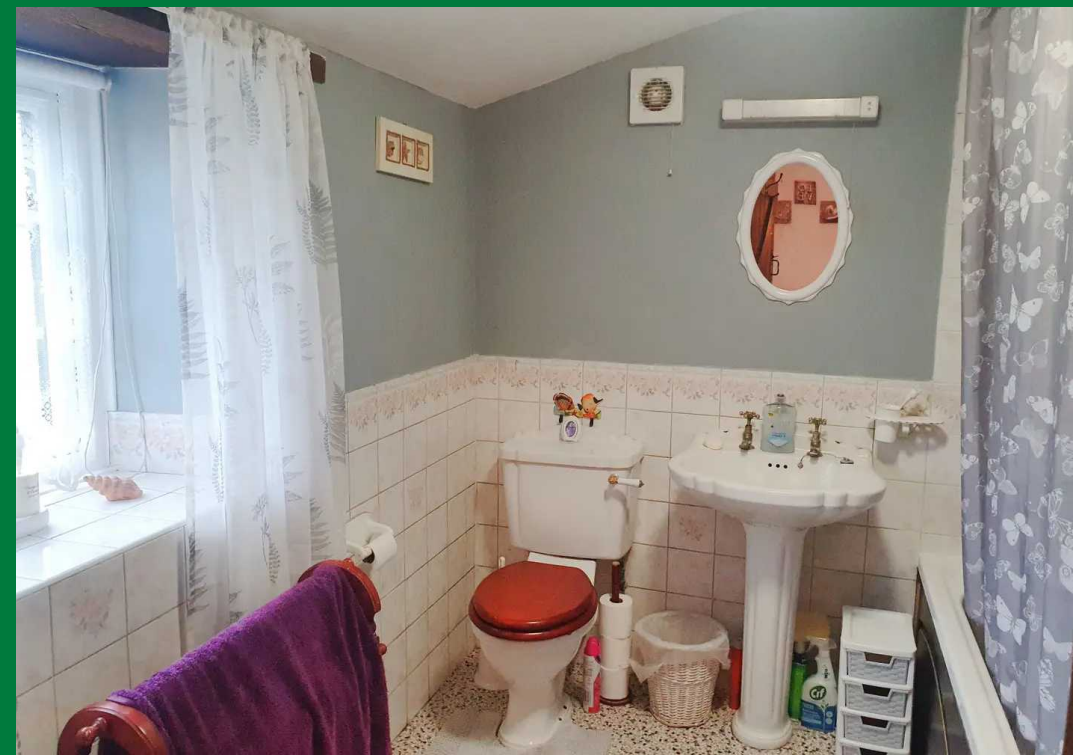
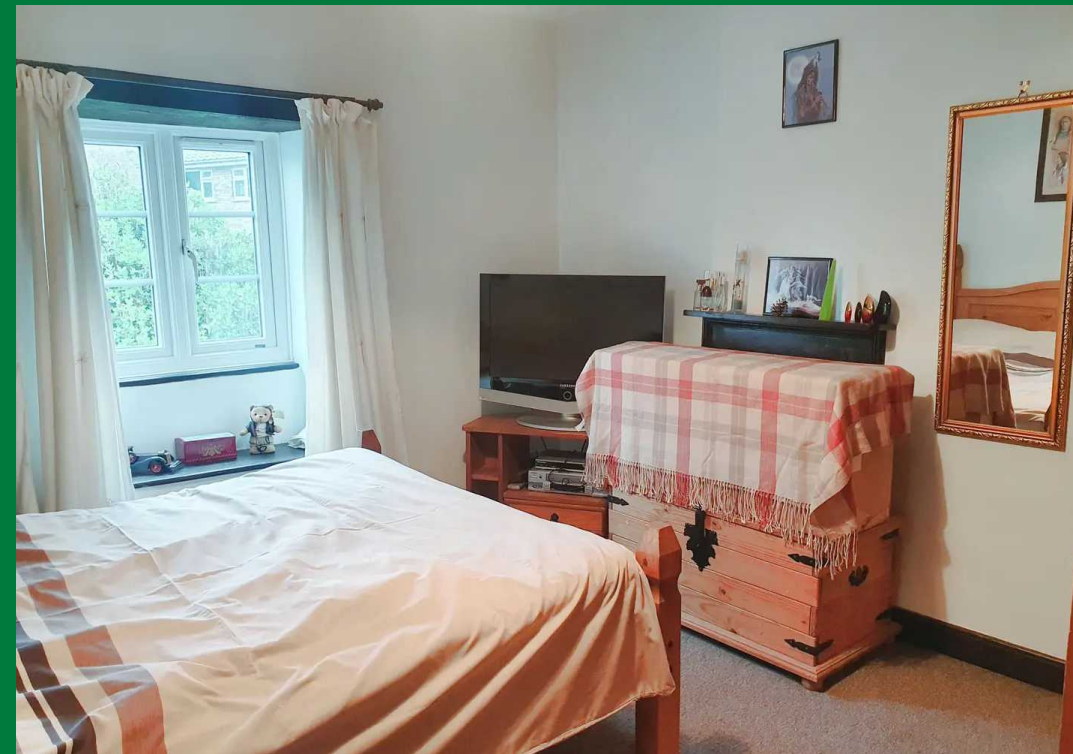
### Yate

Major corporate investment in Yate has transformed the Shopping Centre into an important business centre with a big Tesco Extra, M&S food, cinema, restaurants, full range of shops, leisure centre, primary and secondary schools, NHS walk-in centre/surgery, and library. Yate Shopping Centre is just a 5 minute walk from the property, with plenty of free parking. The old market town of Chipping Sodbury (under 2 miles drive) has further artisan shops, Waitrose, award winning butchers and bakers, and many cafes, restaurants and pubs. Bristol and Bath are within about 12 miles, M4 J18 Tormarton - 6 miles, M5 J14 Falfield - 7 miles. Yate Rail Terminal.

Council Tax band: C

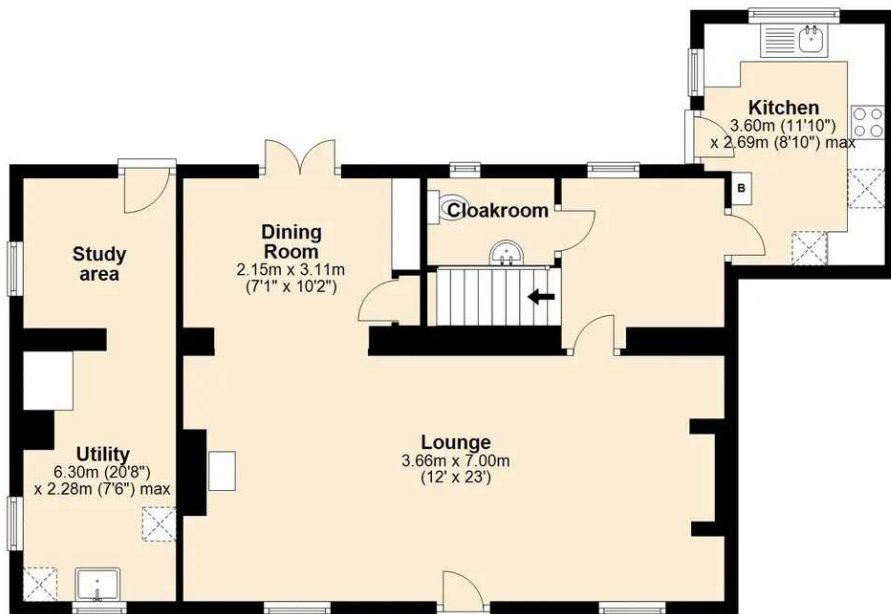
Tenure: Freehold





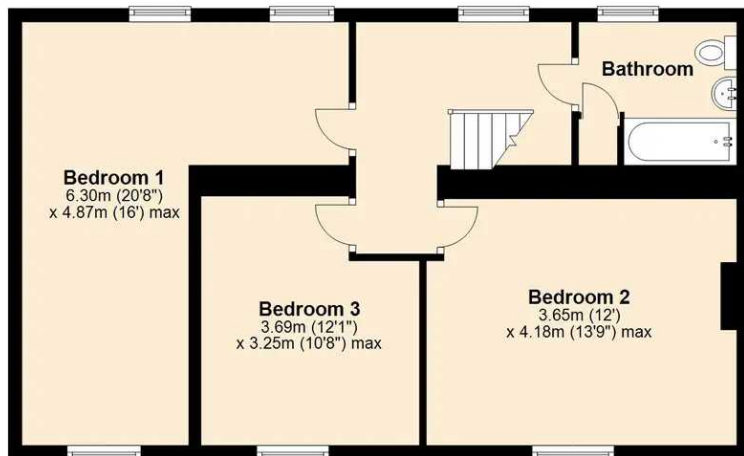
## Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



## First Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



Total area: approx. 132.9 sq. metres (1430.1 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

26 Eggshill Lane, Yate

This plan includes only the main rooms and does not include any outbuildings or other structures.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

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