



COUNTRY
PROPERTY



Caters Lodge

Gravel Hill Road North, Yate

£950,000

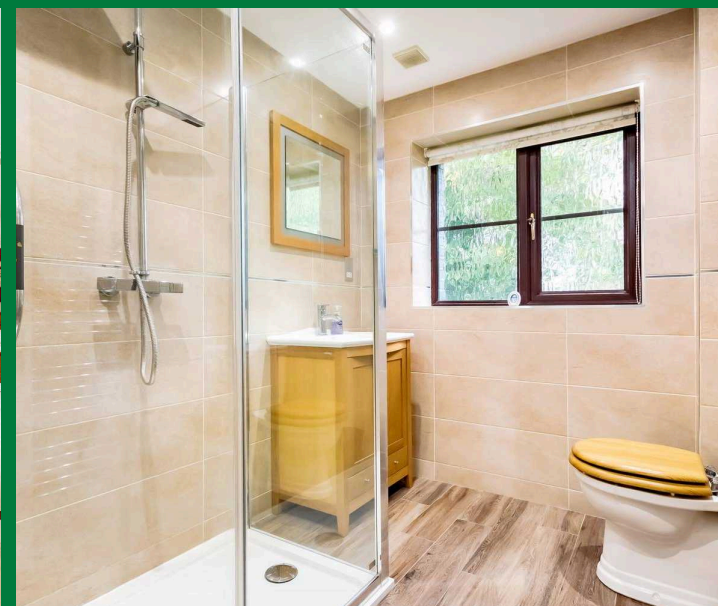
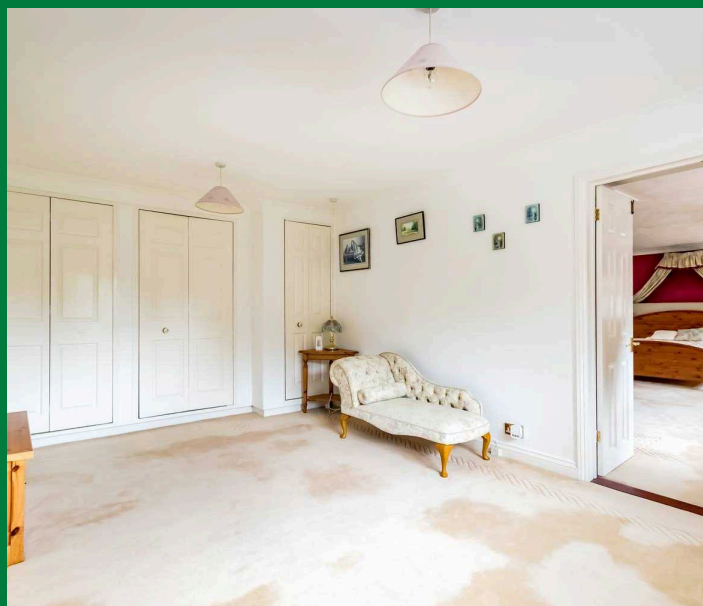


Caters Lodge, Gravel Hill Road

Yate, Bristol, BS37 7BW

Delightful country residence in about one-third acre with double garage and studio annexe, situated off a little used lane with local facilities nearby. Built as a bespoke commission in 1983, the detached property features over 280 square metres of internal floor area, completed to an outstanding specification that includes an attractive natural stone finish. Nestled behind wrought iron gates the property enjoys a high degree of privacy considering its location convenient to local Towns. Large glazed windows face South over the lawned garden admitting lots of natural light and many rooms are dual aspect - together with off road parking for 8 vehicles or more. At the foot of the drive, a detached double garage, plus 'The Studio' annexe, a detached character building with its own central heating and shower room provides flexible potential for a multitude of uses. A complete one-off, this is a truly unique opportunity!

- Impressive Detached Residence
- 5 Bedrooms, 4 Receptions
- Detached Studio Annexe
- Detached Double Garage
- In About One-Third Acre
- Private and Quiet Setting
- Energy Efficiency Band C
- No Onward Chain





Location

The property is located equidistant from Yate and Chipping Sodbury. From the property, Chipping Sodbury is a 5 minute drive, with its Waitrose, pubs and restaurants and vibrant local community. Yate is about 7 minutes drive with larger supermarkets (Tesco, M&S food), cinema and Yate Shopping Centre. Tesco Metro and pub in Brimsham Park are a 10 minute walk or a 2 minute drive from the property, which is located on a quiet lane now largely bypassed by Peg Hill and the Wickwar Road. Convenient access to M5 J14 at Falfield, or M4 J18 at Tormarton, Yate and Bristol Parkway rail terminals to London, Manchester and further. There is also a good choice of primary and secondary schools nearby.

A one-off, delightful country residence with double garage, annexe room, all set in about one-third acre gardens. High degree of privacy, natural stone finish, plenty of parking, and a South-facing aspect. Local amenities, shops and schools nearby.

Council Tax band: G

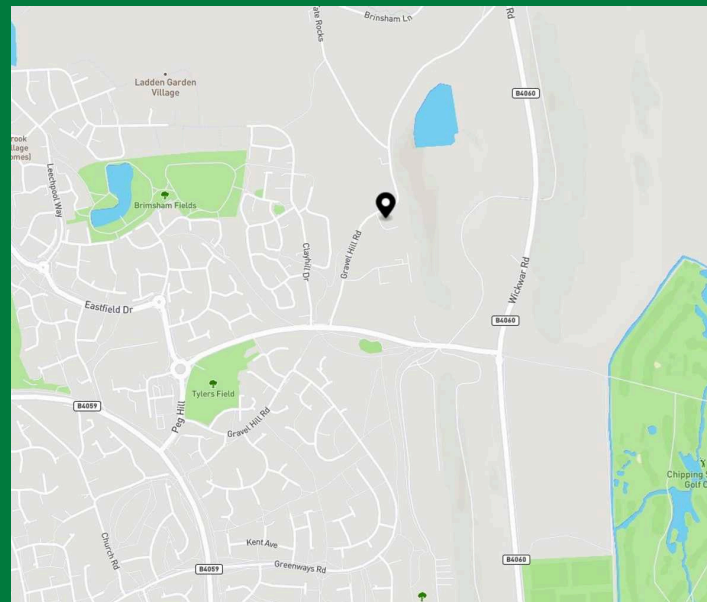
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Energy Efficiency Rating

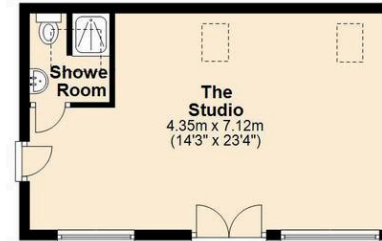
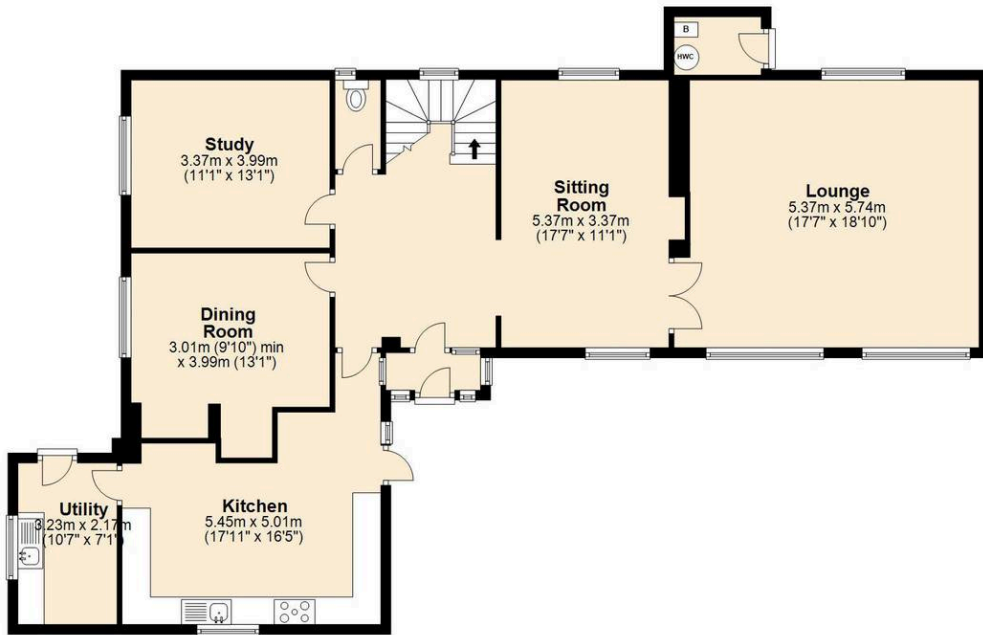
| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |





Ground Floor

Approx. 161.3 sq. metres (1735.8 sq. feet)



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

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

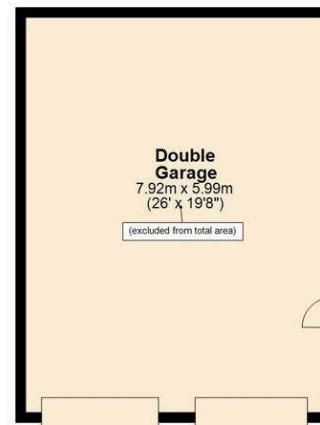
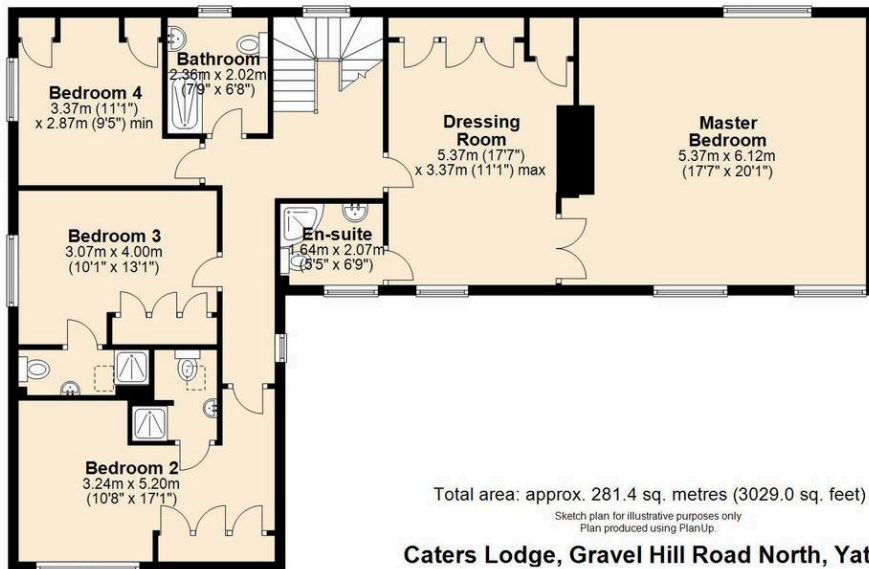
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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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First Floor

Approx. 120.1 sq. metres (1293.2 sq. feet)



Total area: approx. 281.4 sq. metres (3029.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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