



Robin King | Estate Agents

Yeo Cottage, 16 Church Road, Yatton - BS49 4HH

£535,000

Yeo Cottage

16 Church Road, Yatton

Charming detached cottage in Yatton village with historic features, courtyard entrance, inglenook fireplaces, garden room, principal bedroom with en-suite, landscaped garden with ponds, summer house, and stone outbuilding. Conveniently located near amenities and transport links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

All Mains Services

- APPROX 1513 SQ.FT ACCOMODATION
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- FRONT & REAR GARDENS
- PERIOD FEATURES INCLUDING INGLENOOK FIREPLACES & WOODEN BEAMS
- GATED OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION IN CATCHMENT FOR WELL REGARDED PRIMARY & SECONDARY SCHOOLS
- CLOXE PROXIMITY TO YATTON MAINLINE RAILWAY STATION AND M5 MOTORWAY
- NO ONWARD CHAIN







Yeo Cottage

16 Church Road, Yatton

This charming, detached cottage is brimming with history, character, and timeless appeal, nestled in the heart of Yatton village with convenient access to all local amenities. A unique opportunity, this period home is offered to the market with no onward chain. Dating back to the 1800s, it was originally two separate cottages—Sunnyside and Snowdrop—until they were skillfully merged into one residence in the 1950s, resulting in this delightful and distinctive property.

The entrance welcomes you with a courtyard paved in cobblestones that once belonged to Isambard Kingdom Brunel's historic Passenger Sheds. Stepping inside, the home's rich character is immediately evident, with original inglenook fireplaces, exposed wooden beams, and a secret priest hole leading to a cozy study space.

The ground floor features a bright, dual-aspect kitchen, a convenient cloakroom and a spacious drawing room. Both the sitting room and dining area showcase charming bay windows and inglenook fireplaces, exuding the warmth and character one expects in a home of this nature. A more recent addition, the garden room at the rear, has a stunning wooden-beamed ceiling and overlooks the beautifully landscaped garden—ideal for quiet reflection or relaxation.

On the first floor, the principal bedroom is spacious and airy, with windows on two sides and its own en-suite shower room. Two additional double bedrooms complete the upper level, with the third bedroom accessible by a secondary staircase from the sitting room, and also connected to bedroom two through an adjoining door.



Outside

The rear garden has been lovingly cultivated, offering a variety of spaces to enjoy. From the manicured lawns to raised patio seating areas, decorative stone paths, and well-tended planting beds, the garden is a peaceful retreat. Two ponds and a stone outbuilding add extra charm, while a summer house provides the perfect spot for outdoor gatherings, all with the picturesque village church as a backdrop. The front of the property is enclosed by a traditional stone wall, with a neat lawn bordered by mature shrubs and bushes. A gravel driveway, secured by a five-bar wooden gate, offers ample off-street parking and leads to the historic cobbled courtyard and the entrance to this captivating home.

Location

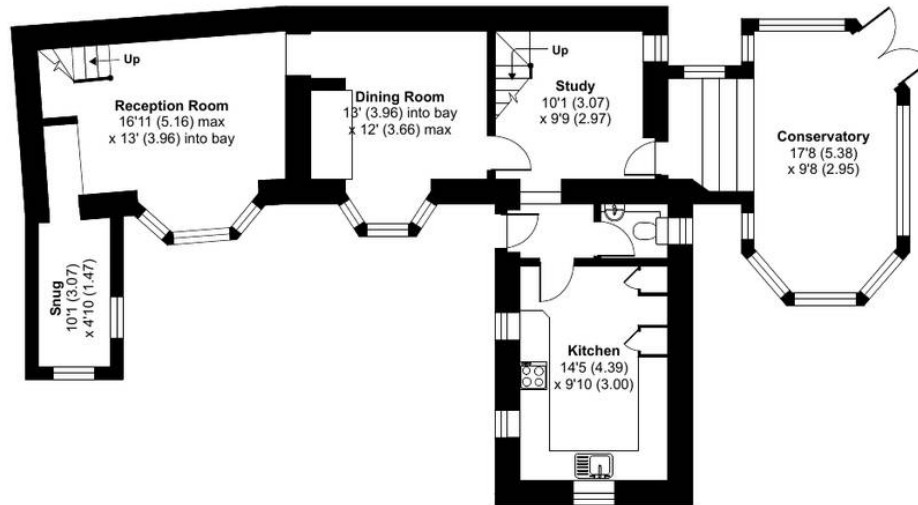
Yatton is a very popular village with excellent amenities including nursery and primary schools, library, shops, and businesses. The property is within the catchment for the highly regarded Backwell School and Sixth Form. Yatton benefits from regular direct train services to Bristol Temple Meads from 16 minutes and London Paddington from 114 minutes. There is access to the M5 at Clevedon within 3.9 miles and the nearby Strawberry Line currently connects Yatton to Axbridge and provides opportunities for safe off road walking and cycling.



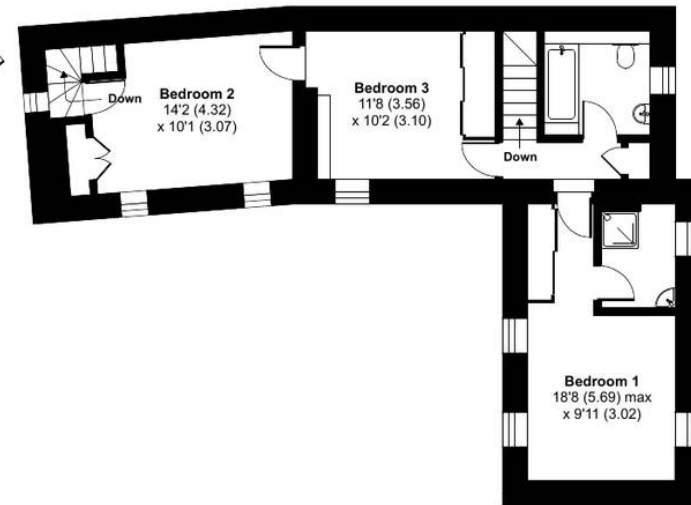
Church Road, Yatton, Bristol, BS49

Approximate Area = 1513 sq ft / 140.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1203118

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.