



THE OLD SWEET SHOP, FROST HILL, YATTON, BRISTOL, BS49 4JN

Contemporary comfort blends with character features

Recently refurbished flexible accommodation – new roof 2020

Sitting room with open fire

Downstairs wc and shower

Utility room

Potential to extend (lapsed planning permission but plans available to view)

Rear garden with large shed, sunny terrace and small vegetable garden

Popular village location with excellent amenities

Mainline railway services to London Paddington from 114 minutes

Convenient for access to Bristol Airport, M5, Bristol and beyond

The Old Sweet Shop is a charming 2 double bedroom character cottage with enclosed pretty rear garden that has been recently updated and refurbished to create well planned, flexible accommodation.

Believed to have been built in 1902 and a sweet shop until the mid-1960's, The Old Sweet Shop incorporates charming features including the front bay window, cast iron fireplaces and pretty wooden stars and flowers detailing across the front porch and roof gable ends.

The pretty covered front porch incorporates a seating area to sit and enjoy the sunshine. The door front door opens into the hallway off which the stairs are directly ahead and to the left is the family room/office, with some fitted shelves, an understairs cupboard and a window seat. This leads out to the kitchen/dining room, which has been created by the current owners, and incorporates a range of fitted base units with marble composite granite worksurfaces and includes a handy pull-out larder cupboard and an island unit. There is space for a dishwasher and a free-standing fridge/freezer and some integrated shelves for recipe books, along with lovely views over the garden through the 2 windows. Off the kitchen is the utility room with space for a washing machine and dryer, and a fully glazed door provides garden access. There is a shower room and separate downstairs WC. The sitting room is accessible from the kitchen/dining room or the family room/office, and has a real fire with a pretty tiled fireplace and cast-iron grate and light floods through the paned front bay window.

Upstairs are two double bedrooms, both with ornamental fireplaces and a bathroom with free-standing bath along with an additional clothes storage area.

Outside

The pretty rear garden with a sunny terrace is separated from the lawned area by a low-level picket fence. There is a wooden seating area along with a small vegetable patch and a terraced area in front of the large shed. A side gate provides





access round to the front of the property. There is on street parking to the front of The Old Sweet Shop.

Location

Yatton village offers a fine range of shops, nurseries, schools, and a supermarket, plus a variety of social and recreational facilities. Yatton has a primary school and is within the catchment area of the well-regarded Backwell School. There is public transport to Bristol and Weston-super-Mare and access to the M5 at nearby Clevedon. Mainline rail services to London Paddington operate from the station, with journey times from 114 minutes.

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 – From our Congresbury office take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. Go past Cadbury Garden Centre and Cadbury House Hotel and continue for approx. 0.5 miles, taking the left-hand turn onto Mendip Road. Turn left to Frost Hill, and the property is the second on the left.

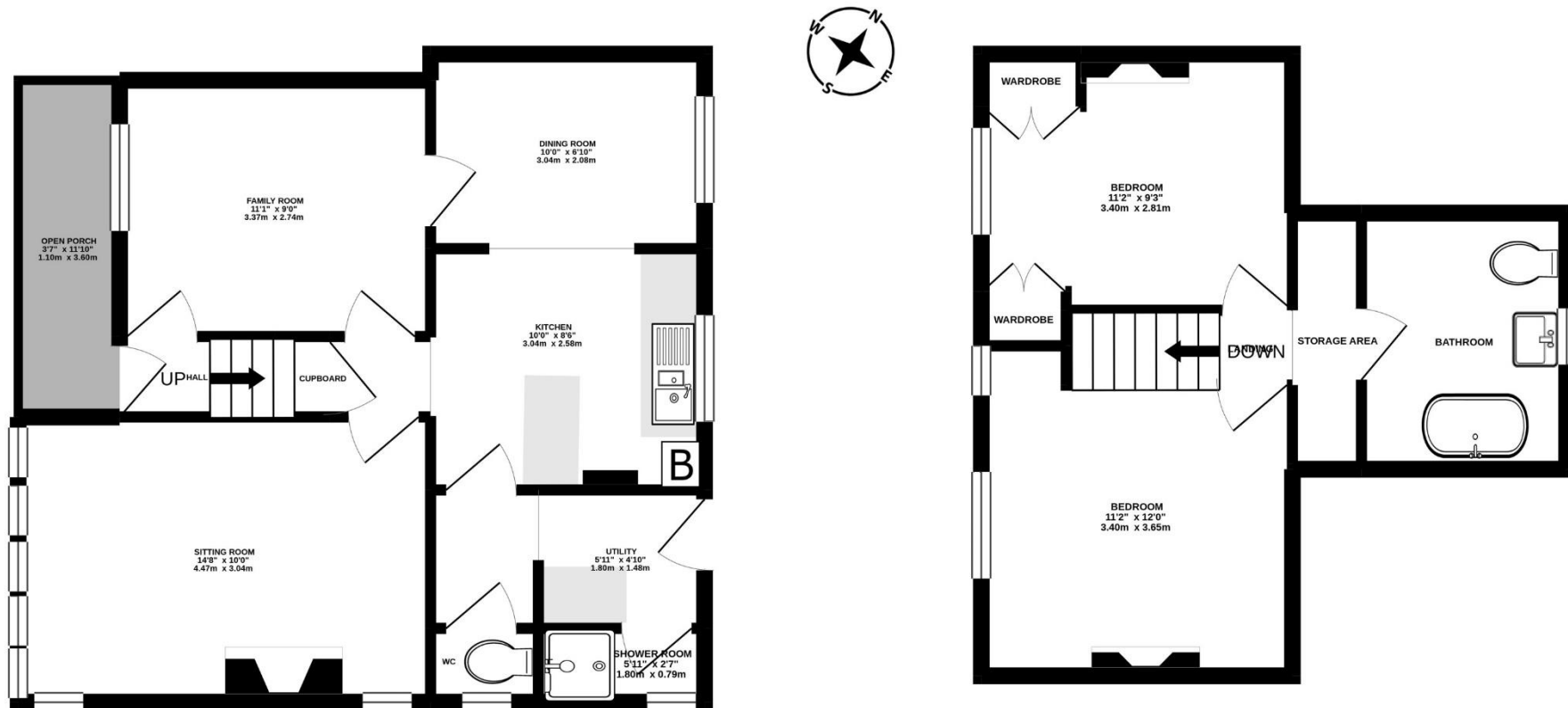
SERVICES – All mains services are connected

EPC Rating - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1899.18 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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.

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