



## Orchard House

1 The Paddocks, North End Road, Yatton, BS49 4AS

**Robin King** | Estate Agents

# ORCHARD HOUSE, 1 THE PADDOCKS, NORTH END ROAD, YATTON, BS49 4AS

A stunning 4 bedroom new-build property with double garage and ample parking in a semi-rural location on the outskirts of a popular Somerset village

- **Approx 2,787 sq ft well planned flexible accommodation**
- **High quality fixtures and fittings and superb quality finish**
- **Underfloor heating to ground floor and neutral carpets already fitted**
- **2kW solar panels installed**
- **Within catchment area for highly regarded Backwell School**
- **Within 1.6 miles of Yatton station for mainline train services (London Paddington from 114 minutes)**

Constructed by a highly regarded local developer who specialises in unique, individual builds, Orchard House is a luxurious and spacious 4 bedroom family home that has been built and finished to a high specification with great care and attention to detail. Elegant, contemporary fixtures and fittings combine within the free-flowing very flexible accommodation and there is a great sense of space and light throughout.

From the outside one is immediately struck by this contemporary property, which hints at continental design. The spacious and elegant covered walkway approach to the front door provides a stylish introduction to the space within. The generous lobby incorporates an almost full-height glazed panel, adding interest and light.

Double wooden doors open onto the stunning living/dining/kitchen area with porcelain tiled floor (with underfloor heating throughout the ground floor) and the eye is immediately drawn to the two triple bi-fold doors and the wonderful rural views beyond. The contemporary kitchen with quartz worksurfaces incorporates an integrated dishwasher, larder fridge and larder freezer and there is a large 5-hob, 3-oven induction range cooker with extractor hood above. The spacious laundry/utility/plant room includes an integrated washing machine. Beyond the utility room is a generous bathroom with a stylish free-standing oval ended bath in addition to a separate shower enclosure. On the ground floor there are 2 spacious bedrooms, one with a stylish en-suite shower room, along with an office/snug that could also be used as an additional bedroom or nursery. The open stairwell provides an additional living space, or could perhaps accommodate a home lift for easy upstairs access.

Wooden stairs rise up and around to the first floor, and light flows through the contemporary glazed panels on the stairs and mezzanine landing. There is a very





bathroom. To the end of the landing is a huge double bedroom with dressing room off that incorporates a triple bi-fold door through which there are breathtaking views over the surrounding countryside and towards the Tickenham ridge.

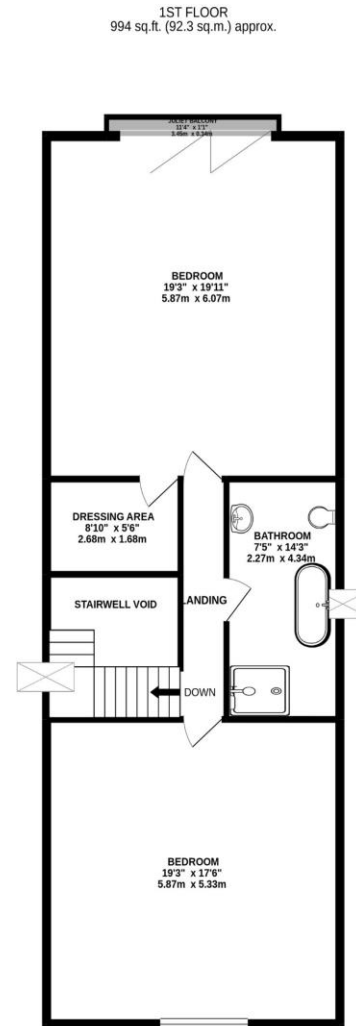
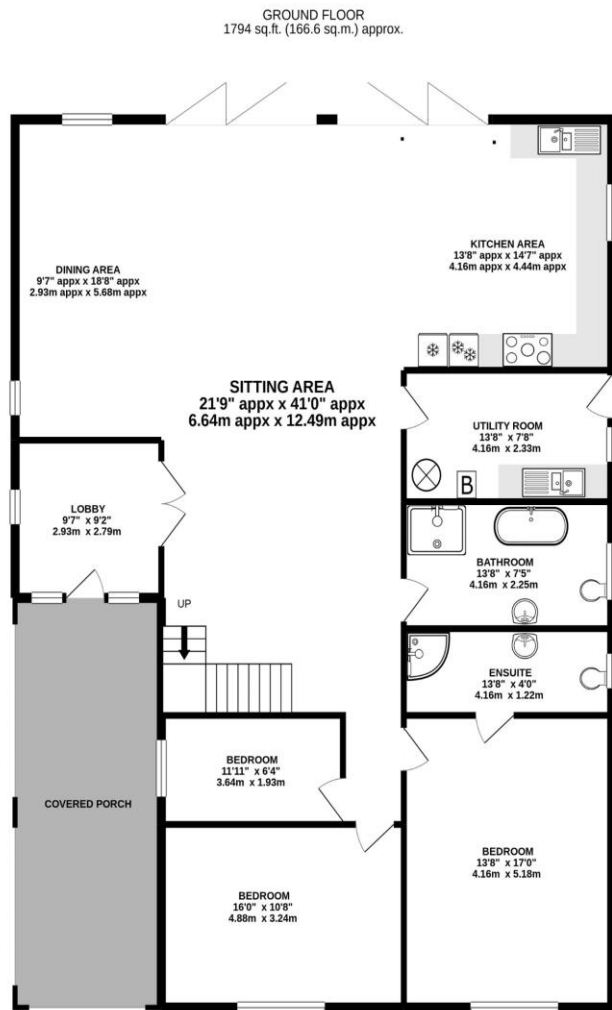
**Outside** – to the front of the property there is ample parking for multiple vehicles in addition to the double garage. Paths to either side of the house lead round to the rear garden, which is laid to lawn and incorporates a wide paved sun terrace, with mature hedge and fence boundaries.

Location – Yatton is a popular Somerset village with excellent amenities and recreational facilities, along with schools and a mainline railway station providing access to Bristol and beyond (London Paddington from 114 minutes). Jct 20 of the M5 is within 3.5 miles and Bristol approx. 18 miles away. The nearby Strawberry Line linking Yatton to Cheddar provides wonderful opportunities for off-road cycling and walking.



**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



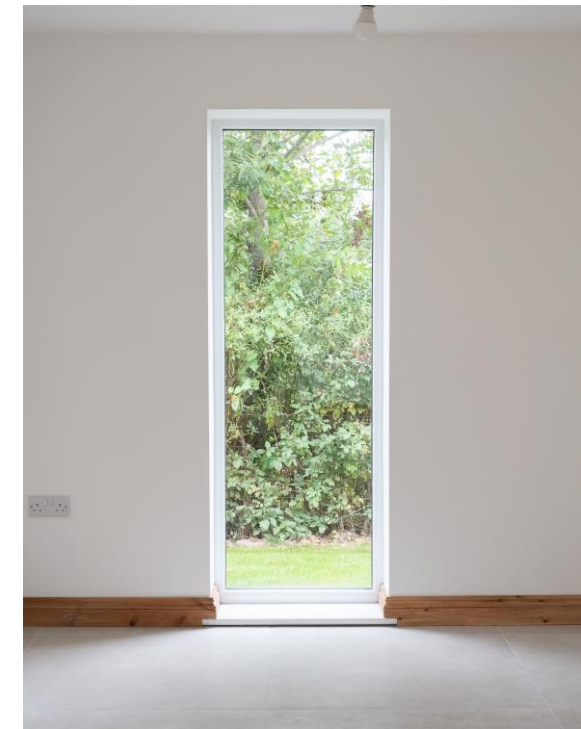
TOTAL FLOOR AREA : 2787 sq.ft. (258.9 sq.m.) approx.

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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**DIRECTIONS** – From our office take the A370 Bristol Road, turning left at the traffic lights onto Smallway B3133. Continue through Yatton and over the railway, to the large roundabout, taking the 3<sup>rd</sup> exit onto North End. Continue along and take the first turning on the right for Chestnut Farm and follow the track round to the right, and you will see the garage for Orchard House ahead on the left hand side.

**SERVICES** – Mains gas, electricity and water, water treatment plant drainage **EPC RATING** - TBC

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band TBC



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