



58 Stowey Road
Yatton, BS49 4HU

Robin King | Estate
Agents

58 STOWEY ROAD, YATTON, BRISTOL, BS49 4HU

A wonderful 4 bedroom family home with a garage and generous off road parking with a stunning rear garden and shared ownership of the adjacent field beyond

- Approx 1,548 sq ft flexible accommodation
- Unusually large enclosed rear garden with swimming pool and vegetable plot
- Popular location in a well-regarded village with excellent amenities
- Within catchment area for highly regarded Backwell School
- Mainline railway services to London Paddington (from 114 minutes)

58 Stowey Road is a deceptively spacious property situated in a popular residential location opposite the junior school, within easy reach of many local amenities including the station. The free-flowing accommodation is complemented by a delightful enclosed, unusually large back garden, which includes a swimming pool and a large vegetable plot and backs on to the shared field beyond.

Upon entry, from the hallway there are tantalising glimpses of the wonderful rear garden and there is a sense of surprise at the tardis-like accommodation within. The generous dining room is situated to the front of the property and an archway leads through to the kitchen and sitting room beyond, which has a stone feature fireplace with inset contemporary gas “coal” fire. The far wall is almost entirely glazed by the large patio door, framing the wonderful view and giving a sense of bringing the lush green garden inside. The kitchen/breakfast room is another unexpected discovery, well equipped with a pantry and a very generous range of wooden wall and base units and integrated appliances including a fridge, double oven, a halogen hob and a dishwasher. There is a breakfast bar and a separate breakfast/dining area with direct access to the garden via a patio door. Light pours in overhead through the part-glazed ceiling. Beyond is the spacious utility area, with a sink and plumbing for a washing machine, plus space for a chest freezer plus a useful cupboard and the boiler. There is also a downstairs cloakroom.

Upstairs there is a smart family bathroom and the bedroom accommodation, which includes two double bedrooms plus a single bedroom (currently used as a home office) along with an impressive master suite with a luxurious dressing room area and an en-suite shower room.

Outside - The front garden is well stocked and there is a single garage with driveway parking. Double wooden gates to the side of the garage open onto a large hardstanding area, which could accommodate a vehicle/caravan or similar, or





perhaps be converted into a double garage (subject to necessary consents). The highlight of the property is the beautifully presented enclosed rear garden, which includes a wide terrace plus large lawn along with 3 wildlife ponds and a round swimming pool (unheated). There is a wide variety of mature trees, shrubs and bushes providing colour and interest across the whole garden. Various paths lead to hidden sections, adding a sense of mystery and exploration and there are various sheds, a summerhouse and a pergola. Hidden from view to the end is a very generous vegetable garden, beyond which is the large field shared by the various properties that back onto it, providing a wonderful natural amenity and wildlife habitat.

Location – Yatton village offers a fine range of shops, nurseries, schools, and a supermarket, plus a variety of social and recreational facilities. Yatton has an infant school and two primary schools 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 Yatton 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



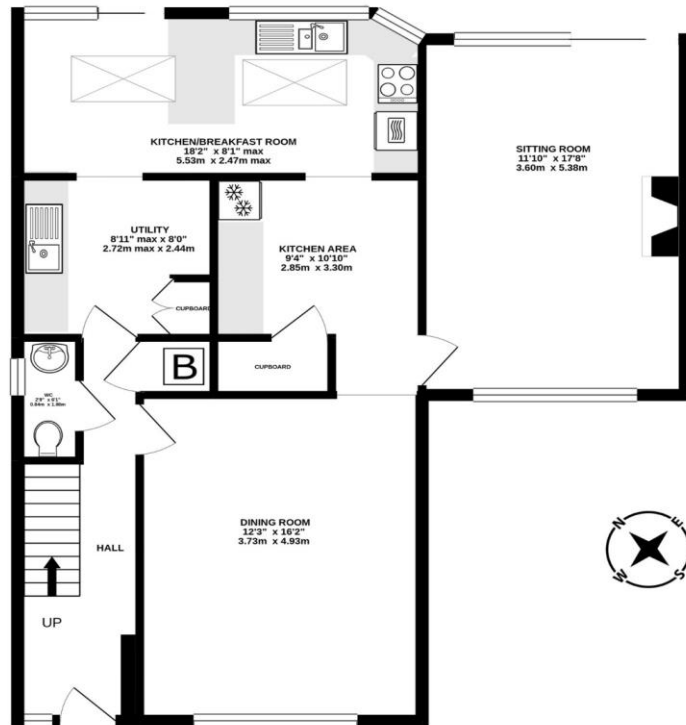
DIRECTIONS – From our Congresbury office take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. Continue to the roundabout and take the 2nd exit towards Claverham then 2nd left into Stowey Road. Continue past the recreation ground on the right and as you approach the junior school on the left number 58 is on the right hand side.

SERVICES – All mains services are connected

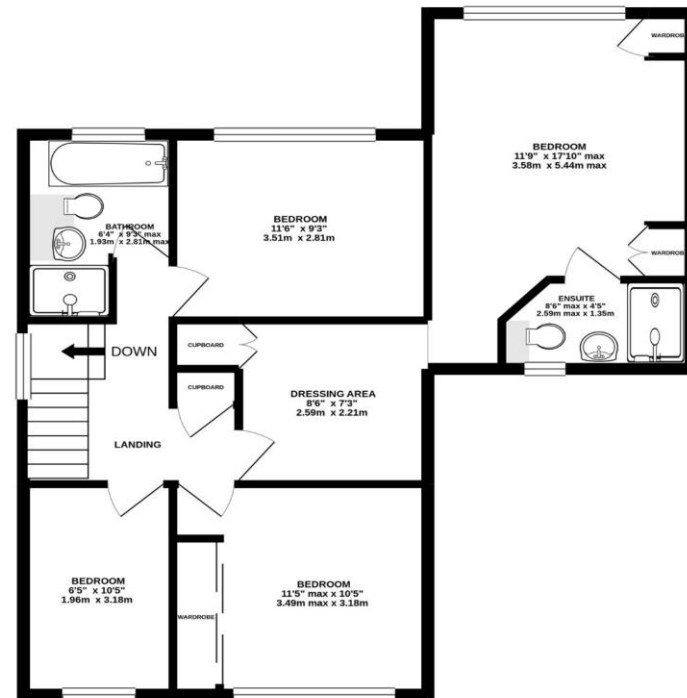
EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,321.22 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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