



22 Horsecastle Farm Road
Yatton, Bristol, BS49 4QQ

Robin King Estate Agents

22 HORSECASTLE FARM ROAD, YATTON, BRISTOL, BS49 4QQ

A spacious 4 bedroom detached executive family home with enclosed rear garden, garage and driveway parking in a quiet residential close of just 5 properties in a popular North Somerset village with excellent amenities including a mainline railway station for services to Bristol and beyond

- Approx 1,325 sq ft well planned family accommodation
- Superb kitchen/dining room with direct garden access
- In catchment for highly regarded Backwell school
- Yatton station within 0.5 miles for mainline railway services
- Close to nearby Strawberry Line for off road walking and cycling

22 Horsecastle Farm Road is a beautifully presented family home with well balanced spacious accommodation. Set down a private close of just 5 houses, there is driveway parking for 2 cars in addition to the integrated single garage.

Upon entry one is immediately struck by the quality of the property and the generous room proportions, with a spacious sitting room to the left of the hallway. With neutral décor, a smart fireplace with inset gas fire and views to the front of the property there is a sense of calm space. A hallway door opens into the integrated single garage, which currently has storage cupboards and a workshop area and there is space for a fridge/freezer. Also off the hallway is a useful under stairs storage area and a smart downstairs cloakroom.

The kitchen/ dining room is the highlight of the property, with a wooden floor and an excellent range of cream wall and base units including deep pan drawers and a wine rack. There is a NEFF gas hob with overhead extractor and a double oven, along with an integrated dishwasher and fridge. The 2 large windows and French doors make the room really light and airy and provide wonderful garden views. The dining area accommodates a large table and there is an additional seating area to sit and enjoy the surroundings. Off the kitchen is the utility room with fitted cupboards, a sink, plumbing for a washing machine and space for a tumble dryer, along with the boiler that was replaced 2 years ago and has just been serviced.

The first floor bedroom accommodation is neatly presented and all rooms are a good size. The spacious principal bedroom suite overlooks the front garden and includes 2 fitted wardrobes and a smart en suite shower room. There are 3 further bedrooms and a contemporary family bathroom with a bath and separate shower enclosure.





to lawn with neat hedges and some pretty trees. A side path leads around to the front gate, or to the shed to the rear of the garden where there is a large paved seating area to the other corner – a wonderful place to sit and relax and enjoy the surroundings. The wide dining terrace running across the back of the house, provides an ideal place for entertaining and al fresco dining.

Location – Yatton is a highly regarded North Somerset village with excellent amenities including shops, business and recreational facilities, nursery and primary schools and a library. Further facilities are available nearby in Clevedon, along with access to the M5 within 4.2 miles at jct 20. Public transport runs to and from Bristol and Weston-super-Mare and mainline railway services are available from the station, approximately 0.5 miles away. There are wonderful walks in the nearby Mendip hills, and along the coastline of the nearby Bristol Channel.

Important Notice:

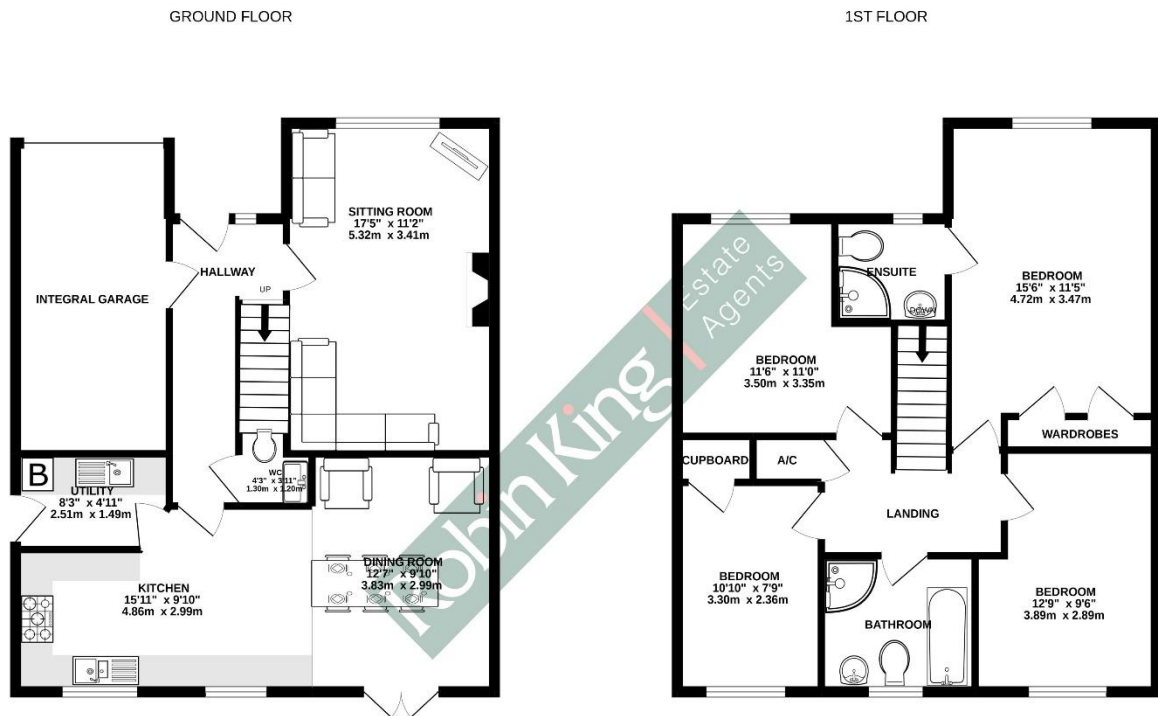
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 office take the A370 Bristol Road and turn left at the Smallway traffic lights towards Yatton. Continue through Yatton village, past the shopping precinct to the right, and past the railway station to the left. At the mini roundabout take the 1st exit onto Wemberham Lane and the 2nd right onto Horsecastle Farm Road. Continue just past Horsecastle Chapel on the left and the property is along the private driveway opposite.

SERVICES – All mains services are connected **EPC RATING - D**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E - £2392.02 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1325sq.ft. (123.1 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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