



**1 The Avenue
Yatton, Bristol, BS49 4DA**

Robin King | Estate
Agents

1 THE AVENUE, YATTON, BRISTOL, BS49 4DA

Late Victorian 4 bedroom semi-detached property with a large garage and ample driveway parking and an idyllic enclosed rear garden in a popular North Somerset village, convenient for the mainline railway station and local amenities

APPROX 1,922 SQ FT WELL PROPORTIONED FAMILY ACCOMMODATION OVER 3 STOREYS • WONDERFUL CHARACTER AND PERIOD FEATURES INCLUDING OPEN FIREPLACES, SASH WINDOWS AND POLISHED WOODEN FLOORS • 2 SEPARATE ENTRANCE DOORS PROVIDE FLEXIBILITY • DELIGHTFUL REAR GARDEN INCLUDING KITCHEN GARDEN • POPULAR VILLAGE WITH EXCELLENT AMENITIES INCLUDING NURSERY AND PRIMARY SCHOOLS • WITHIN CATCHMENT OF HIGHLY REGARDED BACKWELL SCHOOL YATTON STATION WITHIN 0.3 MILES FOR DIRECT MAINLINE RAILWAY SERVICES TO BRISTOL AND BEYOND – LONDON PADDINGTON FROM 114 MINS • M5 JCT 20 CLEVEDON 4.6 MILES • BRISTOL AIRPORT APPROX 7.8 MILES • STRAWBERRY LINE – 0.3 MILES

A much loved family home for the past 25 years, 1 The Avenue has been beautifully maintained and enhanced by the owners, to create substantial and well proportioned family accommodation in a highly regarded residential location in a no-through road. With period and character features including some (fully refurbished) sash windows with original glass, wooden and flagstone floors and cast-iron fireplaces, along with attractive plasterwork and cornicing, it provides flexible accommodation to suit a variety of needs.

The property is set back off The Avenue, with a pretty garden and ample parking to the front in addition to the large garage. Conveniently, there are 2 separate entrances – the main front door is up the steps to the front of the property, and opens into a spacious lobby area: through the wooden gate to the side, and down 4 steps is another door providing an alternative, ground floor entrance, ideal for anyone running a business from home, or perhaps wanting to create self-contained accommodation for a dependent relative.

The first floor living accommodation beyond the entrance lobby is well proportioned with good ceiling heights and polished wooden floorboards, and both the sitting and dining rooms have working open fireplaces with cast iron grates.





The sitting room to the front is a highlight of the property, with a wide triple sash bay window overlooking the front garden, and a sense of elegance and calm. The spacious dining room opposite leads through an archway to the kitchen beyond, fitted with a good range of oak wood wall and base units with Silestone work surfaces and wonderful views over the rear garden through a central sash window. Integrated appliances include a Bosch ceramic hob with Bosch pyrolytic electric fan oven, and there is space for a dishwasher and fridge.

Downstairs, the ground floor accommodation is also well proportioned, with a large study/home office to the front, with a triple sash bay window, flagstone floor and a wood burner in a central fireplace flanked by bookshelves to either side. Along with generous understairs storage, there is a utility cupboard with space for a freezer and plumbing for a washing machine. The ground floor sitting room has an art deco feature fireplace, plus a storage cupboard to one side and a useful airing cupboard to the other. Beyond is the ground floor double bedroom with a wc off and a glazed door providing direct access to the neat pathway running around the outside of the property and steps up to the rear garden beyond.

The second floor bedroom accommodation is arranged off a wide upstairs landing, with a dual aspect bathroom at the far end, plus a separate shower room to the side. 2 of the bedrooms overlook the rear of property, with the spacious principal bedroom to the front.

Outside – the rear garden at 1 The Avenue is delightful, enclosed by a boundary wall to the side with mature hedges and trees, and herbaceous borders flanking a garden path. It includes a small pond and has been informally divided into areas including a good sized lawn that leads to a neatly fenced section with a glazed hexagonal summerhouse/shed. An ivy-clad archway leads through to a generous kitchen garden with various raised beds divided by neat pathways, with raspberry canes and fruit trees including cherry, apple and pear and an attractively espaliered Red Devil apple tree to the back wall.





There are also the original foundations and low walls of a previous greenhouse, that now provides a sheltered herb garden. Near the house is a pergola covered with wisteria and a large outhouse providing storage space, and the location for the boiler.

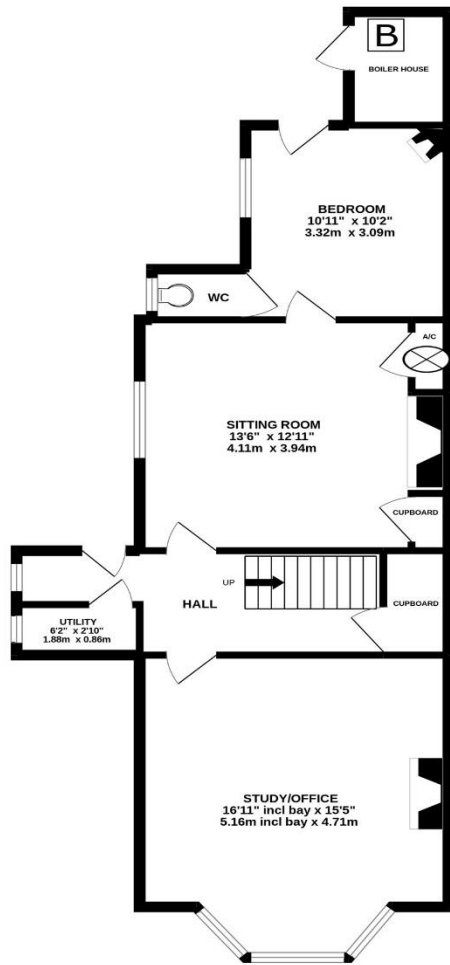
To the front of the property is generous off-street parking in addition to the large garage, with wooden doors to the front and good overhead rafters storage along with a useful window and garden door to the far end. The neat front garden is mainly laid to lawn, with some established shrubs and a mature apple tree.

Location – Yatton is a very popular village with excellent amenities including nursery and primary schools, shops and a library, and is within the catchment of the highly regarded Backwell school. Further amenities are available nearby at Clevedon and Congresbury. Direct mainline railway services are within 0.3 miles from Yatton station – London Paddington from 114 minutes - and there are wonderful opportunities for off road walking (and cycling) along the popular local Strawberry Line, in the nearby Mendip hills, and along the coastline of the nearby Bristol Channel. M5 Jct 20 (Clevedon) is within 4.6 miles for access to the west country, Bristol and beyond.

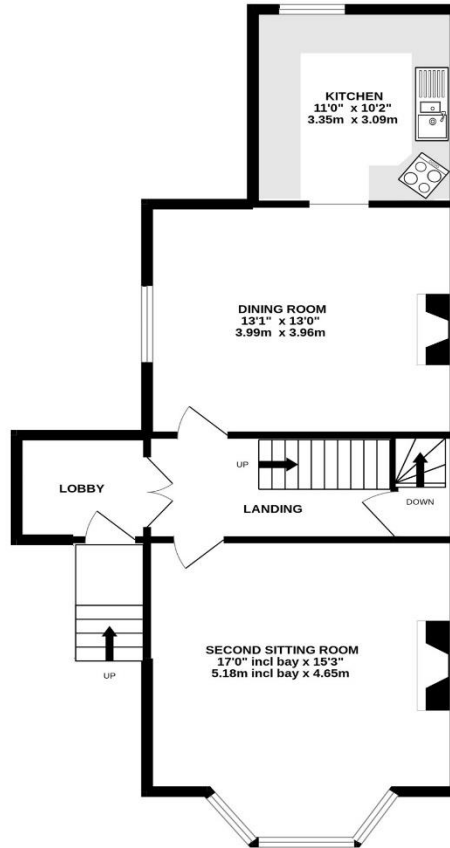




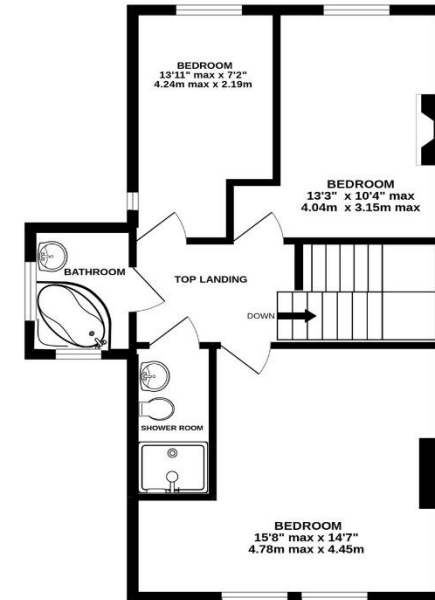
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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.

Made with Metropix ©2022

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 towards Bristol, turning left onto the B3133 Smallway towards Yatton. Go through Yatton, passing the shopping precinct on the right. The Avenue is situated off Yatton High Street on the right hand side, very shortly after the postbox and telephone box on the right by “Through the Looking Glass”. The property is the first on the left hand side.

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

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



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**