1 Frost Hill Yatton BS49 4JN | £535,000

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Property Type
House - Detached

How Big
1371.30 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Driveway, Garage, Carport

Outside
Front & Rear

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

A wonderful four-bedroom family home on the southern fringe of Yatton village. 1 Frost Hill is tucked away within an exclusive and private setting shared by just two individual homes, and offers deceptively spacious accommodation that is set out traditionally over two floors. The layout has been thoughtfully designed to cater for family life, with the ground floor centred around a generous, welcoming entrance hall with cloakroom facilities and provides access to a generously proportioned L-shaped lounge/dining room. Undoubtedly the heart of the home, this impressive reception space enjoys a dual aspect that allows natural light to pour in throughout the day, whilst an attractive bow-fronted window creates a delightful focal point. Offering ample room for both comfortable seating and formal dining, it is a wonderfully sociable space, equally suited to relaxing with the family or entertaining friends and guests. The kitchen/breakfast room is fitted to provide excellent preparation and storage space, with a breakfast bar creating the perfect setting for informal dining and busy family mornings. A separate utility room adds a practical touch, helping to keep the day-to-day running of the household neatly tucked away. To the first floor, four well-proportioned bedrooms are arranged around a central landing, three of which benefit from built-in storage. The principal bedroom enjoys the added convenience of en-suite facilities, whilst the remaining bedrooms are served by a family bathroom.

To the rear, the garden has been attractively landscaped with ease of maintenance in mind, creating a delightful outdoor extension of the home. A generous raised patio forms the focal point and provides the perfect setting for summer bbq's, entertaining, or simply enjoying a quiet moment outdoors. Natural stone retaining walls and well-stocked borders introduce character and maturity, whilst an attractive mix of established shrubs, ornamental trees and architectural planting creates a varied and colourful backdrop throughout the changing seasons. The garden enjoys a pleasant sense of enclosure, with gated side access providing a convenient route to the front of the property. Pathways lead through the garden and provide easy access to the detached garage and adjoining garden store, completing an outside space that is both attractive and practical in equal measure. To the front, the property is approached via a generous driveway serving just two properties, immediately conveying a sense of privacy and exclusivity. Set behind an area of lawn interspersed with established shrubs and flowering plants, the house enjoys an attractive approach, whilst a covered carport provides sheltered parking and leads through to the detached garage beyond. The expansive driveway offers ample off-street parking for multiple vehicles, further enhancing the practicality of this appealing family home.

Frost Hill is located on the southern fringes of Yatton, giving you the ideal balance of the convenience of Yatton's amenities in one direction, including the shopping precinct and Yatton's highly regarded primary school, with the countryside in the other. Also just up the road is Yatton's railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond.

















Four bedroom family home in a secluded setting of just two properties in Yatton Village





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

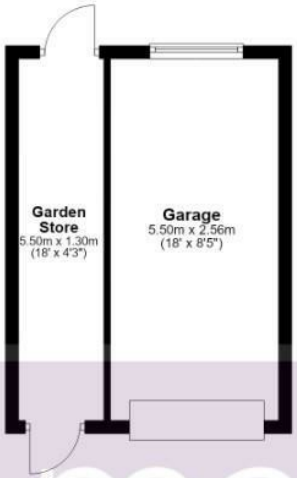
BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

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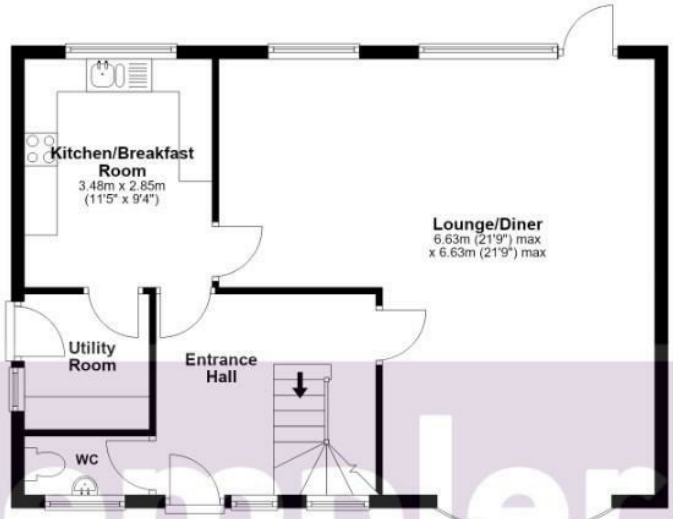
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage, Garden Store)



Ground Floor

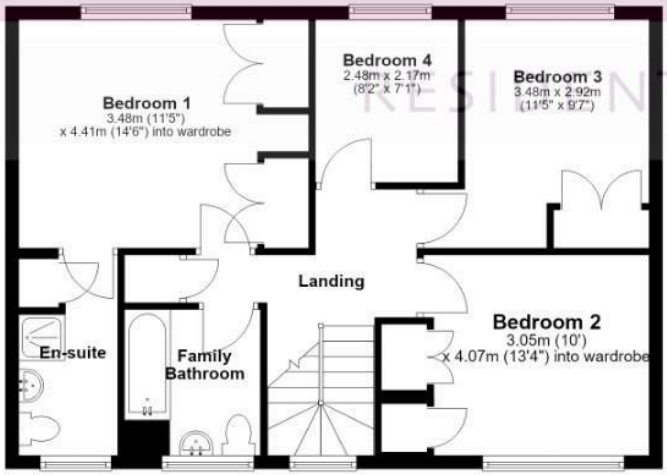
Approx. 63.9 sq. metres (687.6 sq. feet)



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First Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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