

**STUART  
OLIVER**  
RESIDENTIAL



**Barberry Cottage, Barberry Farm Road, Yatton, BS49 4QY**  
**£329,950 Freehold**

# Barberry Cottage, Barberry Farm Road, Yatton, BS49 4QY



- Grade II listed home
- Full of character and charm
- Reception room with fireplace
- Spacious kitchen/diner
- Downstairs cloakroom
- Three first floor bedrooms
- Family bathroom
- Lovely secluded rear garden
- Double garage
- Close to Yatton Station and shops

A lovely semi detached grade II listed home full of character located in the very heart of Yatton. The property has three first floor bedrooms with a family bathroom. Downstairs there is a wonderful kitchen/diner, a good size reception room with garden views and a large inglenook fireplace. This property is in the heart of Yatton which offers a range of shops, nurseries, schools, and a supermarket. A public bus service runs to and from Bristol and Weston-super-Mare. The M5 motorway is within easy reach and Yatton mainline station offers a commuter rail service with direct trains to Paddington and the South West.



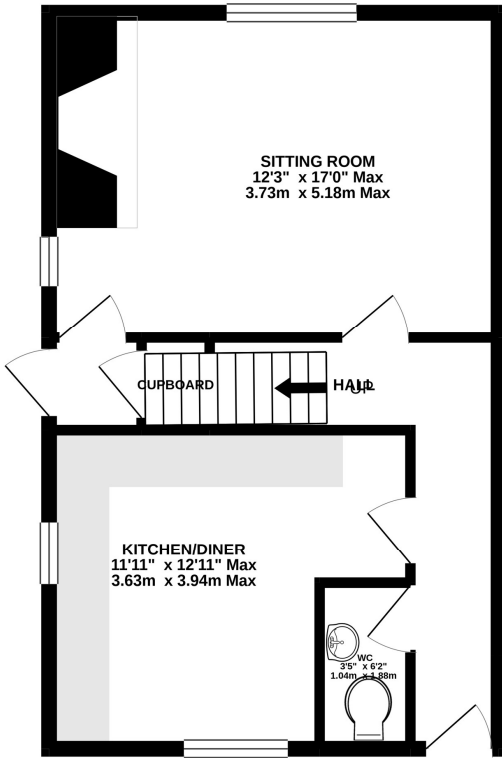


Upon entering this fabulous home through a lovely old wooden front door, you are greeted by an entrance hall with wood effect flooring and doors to all the ground floor rooms. The spacious kitchen/diner is located to the front and offers an ample range of base cupboards and drawers allowing for plenty of work surface over. There is space for a range cooker with a fitted extractor fan over. There is a built in dishwasher and further space for a washing machine and fridge/freezer. The kitchen/diner is dual aspect with windows to the front with fitted wooden blinds and on the side window there are working wooden shutters. The impressive reception room is to the rear and enjoys pleasant views over the rear garden through a wooden sash window and a wonderful feature of this room is the large inglenook fireplace with a built-in wood burner creating a lovely warm cosy room for those cold winter evenings. From the reception room there is an inner door leading to a lobby with a storage cupboard and a characterful wooden door the rear garden. On the ground floor there is also a cloakroom. Upstairs there are three bedrooms and a family bathroom. The master bedroom is to the rear of the property and has wall to wall built in wardrobes and lovely views over the rear gardens through a wooden sash window. The family bathroom is spacious and has a matching three-piece suite including a low level wc, a wash hand basin set into a vanity unit with storage below and a bath with a shower over. The bathroom has a raised window to the side to allow natural light.

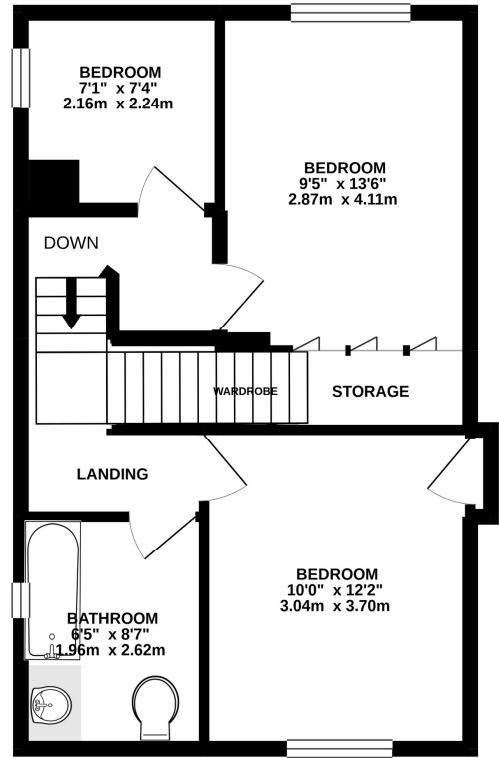
Outside there is a lovely rear garden which has a large patio area for outside entertaining and this leads onto the mainly lawned garden which has mature borders of shrubs, bushes, and plants. To the side of the property there is gated access to the front. At the front of the property there is a driveway giving access to the separate garage block where the double garage belonging to this house is located.



GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 10893sq.ft. (1012.0 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 ©2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 Plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	