

The Grange Barn Moor Road Yatton BS49 4AX

£725,000

mark**templer**

RESIDENTIAL SALES







#### PROPERTY TYPE

Detached barn conversion



#### HOW BIG

1686.00 sq ft



#### BEDROOMS

4



#### RECEPTION ROOMS

4/5



#### BATHROOMS

2



#### WARMTH

uPVC double glazing and gas fired central heating



#### PARKING

Off street and detached garage



#### OUTSIDE SPACE

Front and rear



#### EPC RATING

C



#### COUNCIL TAX BAND

F



Exceptional detached three/four bedroom barn conversion with beautiful walled gardens - The Grange Barn is a charming stone property that is full of character, situated within a mews style setting on the fringes of Yatton village. A well thought out layout has created both sizeable and versatile accommodation, with a generous hallway that enjoys a vaulted ceiling creating a welcoming entrance. The ground floor offers a flexible layout and enjoys five receptions, the light and airy formal sitting room benefits from a dual aspect with exposed ceiling beams and French doors opening to the rear garden. Offering the best of both worlds with a social open plan kitchen breakfast room, creating a delightful family friendly space, and separate formal dining room ideal for those who wish to entertain. The two further receptions are currently used as a home office and garden room, but provide the potential to meet a variety of criteria including children's play room and ground floor double bedroom. Further ground floor accommodation includes utility/boot room and wc. Upstairs benefits from three double bedrooms, principal with en-suite, family bathroom and landing gallery to the hallway.

The gardens are sure to impress, with private grounds in the region of 1/4 of an acre and part enclosed by stone walling. Cleverly divided into a selection of different areas, there is a place for everyone with a wide range of mature and well established flowers, shrubs, trees and substantial well manicured lawns. A patio area leads from the sitting room and garden room and is ideal for outside entertaining during the warmer months, with a beautiful view over the lower garden that features an array of colourful shrubs and borders. To the side you have off street parking for numerous vehicles and detached garage.













## Charming detached barn on the fringes of Yatton

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### 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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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.





## Up your street...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



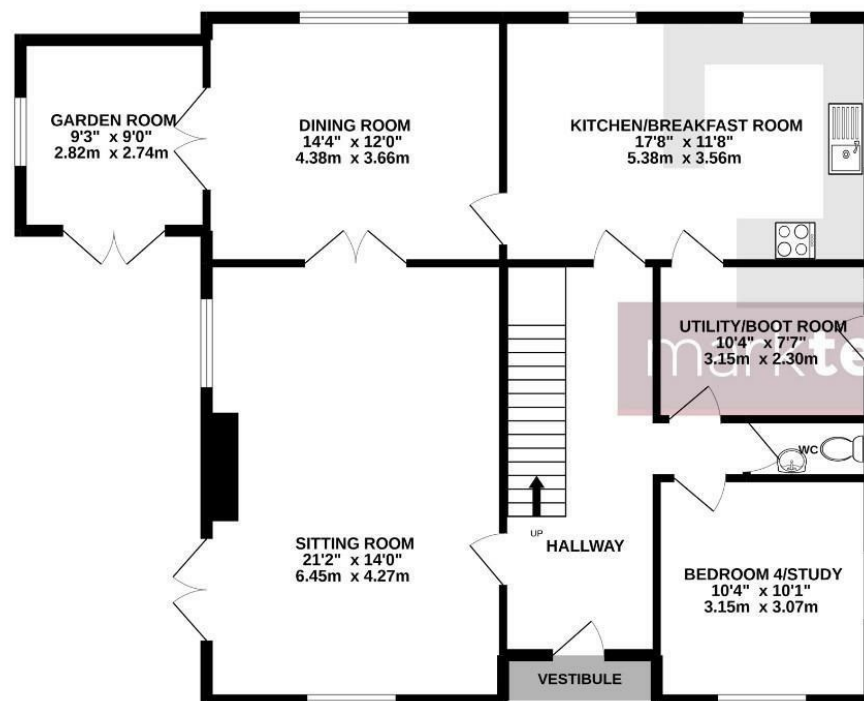
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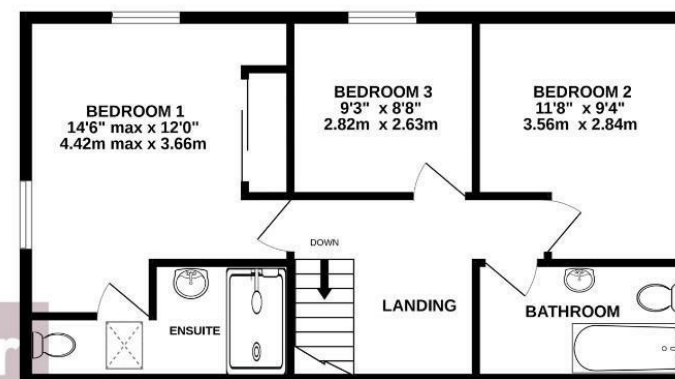




GROUND FLOOR  
1122 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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.  
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