

16a High Street Claverham BS49 4NB

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced cottage



HOW BIG
782.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
On street



OUTSIDE SPACE
Rear



EPC RATING
C



COUNCIL TAX BAND
C

A charismatic cottage brimming with character and charm, nestled in the heart of the semi-rural village of Claverham, and offered to the market with no onward chain. 16a High Street is an enchanting three-bedroom terraced home that offers a rare blend of period charm and modern comfort. Having been extended over the years, the property now enjoys a generous and thoughtfully arranged layout, ideal for those seeking a peaceful retreat with a touch of countryside magic. Stepping inside this fabulous home, you discover a welcoming sitting room, where a log-burning stove creates a cosy focal point, making it perfect for curling up on cooler evenings. To the front, a separate dining room provides a versatile space for entertaining, quiet family meals, or even a study area. The rear extension houses a beautifully appointed kitchen, complete with underfloor heating and direct access to the courtyard garden, making it a delightful space for both cooking and socialising. Upstairs, the accommodation continues to impress with three bedrooms and a family bathroom. The principal bedroom is bathed in natural light thanks to dual aspect windows and Velux skylights set within a vaulted ceiling, creating a serene and airy sanctuary.

Outside, the courtyard garden is a charming and low-maintenance haven, laid to flagstones and decorative gravel with a decked area with seating built into the original stone wall. It's a perfect spot for summer evenings, offering a tranquil setting for entertaining or simply unwinding. Around the edges are a number of planted shrubs, providing colour and softening the area nicely. A bespoke timber lock-up provides excellent storage and could easily be transformed into a workshop or studio, located just a few steps from the main residence.

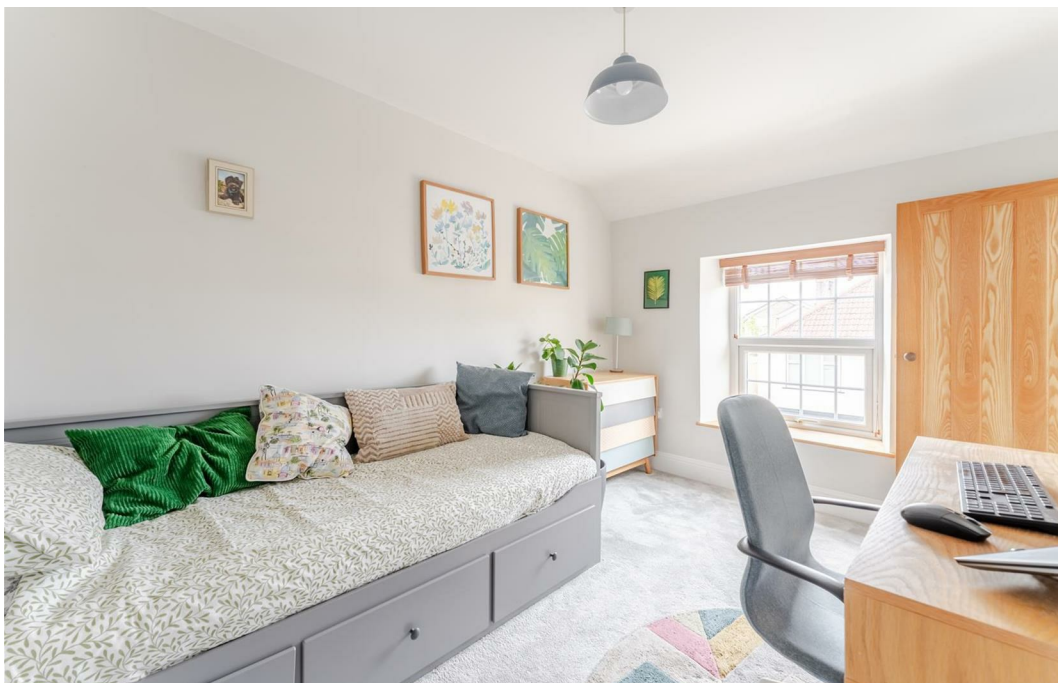
Claverham is a sought-after village offering a wonderful blend of countryside living and commuter convenience. Surrounded by scenic walks and open spaces, yet within easy reach of Bristol, Weston-super-Mare, and Clevedon, the location is ideal for those seeking a quieter pace of life without sacrificing connectivity. Excellent transport links include nearby railway stations at Yatton and Backwell, access to the M5, and Bristol International Airport, just a short drive away.







Charming cottage in the village of Claverham



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.



Up your street...

Beautiful countryside walks

Court De Wyck Primary School & Backwell Secondary School catchment area

Claverham Village Hall & Tannery Bar

Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre

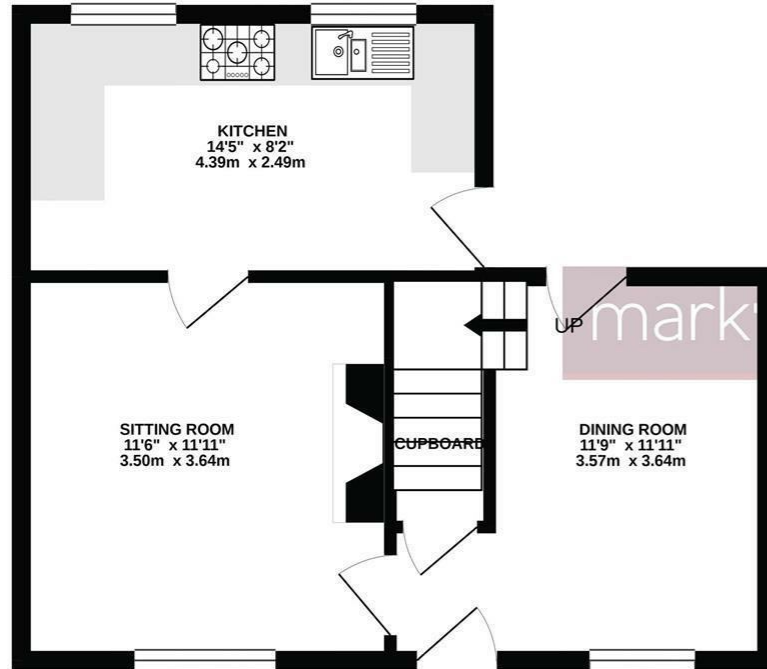


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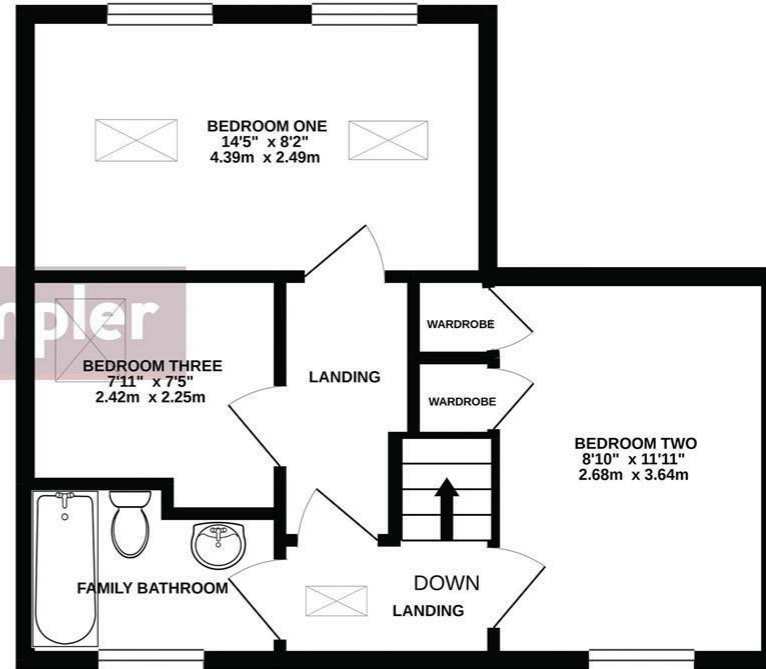




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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