



PRINCES COURT

YATTON | BRISTOL | SOMERSET

VILLAGE LIFE... CLOSE TO TOWN, CITY & COAST

17 HIGH STREET, YATTON, BRISTOL BS49 4JD



PRINCES COURT

YATTON | BRISTOL | SOMERSET

VILLAGE LIFE...

Yatton is a charming village, surrounded by glorious countryside and close to the stunning North Somerset coastline yet it's location just 11 miles south west of Bristol makes it hugely convenient for commuters, particularly with its mainline rail links to the city.

Nestling in the foothills of historic Cadbury Hill, Yatton is situated equidistantly between Clevedon to the north, Weston-super-Mare to the west and the Mendip Hills, an Area of Outstanding Natural Beauty, to the East.

This thriving yet traditional village offers a convenient range of local facilities including a bank, supermarket, post office, library, doctor's surgery, chemist, optician, dentist, hairdressers, hardware shop and a range of local independent stores located along its High Street. With café's and coffee shops, bakeries and a number of popular pubs within the village it provides everything you need right on the doorstep.

The exclusive Double Tree by Hilton Cadbury House Hotel is located closeby where you can enjoy a meal at Marco Pierre White's exclusive Steakhouse Bar & Grill or relax and unwind in the luxury Spa.

The beautiful surrounding countryside provides not just an idyllic rural setting but a wonderful array of other leisure pursuits and activities including fishing at Bullock Farm lakes or Acorn Carp Fishery, riding (there are equestrian and event centres nearby at Evergreen and Urchinwood Manor) and peaceful countryside walks.

Cover images show some of the many beautiful rhynes bisecting the surrounding moorland on the North Somerset Levels



View across Yatton from Cadbury Hill



St. Mary's Church, Yatton





Cadbury House Hotel & Spa



Yatton RFC



The picturesque Strawberry Line

Renowned for The Strawberry Line (taking its name from the cargo this former railway line carried from the strawberry fields of Cheddar) this glorious heritage trail provides a 10 mile traffic free route that takes you through varied landscapes of wildlife-rich wetlands, cider apple orchards, wooded valleys and picturesque villages between Yatton and Cheddar, with further extensions planned to connect from Clevedon to Wells.

Numerous golf courses are located nearby at Congresbury, Clevedon, Tickenham Worlebury and Weston-super-Mare.

Yatton offers pre-school, infant and junior schooling within the village, with secondary education (including a popular sixth form) provided in the nearby village of Backwell which was rated as 'Outstanding' in all categories in its most recent Ofsted report. Other schools of excellent repute are also within easy reach at Bristol and Bath, Weston and Wells, Taunton, Sherborne, Bruton and Millfield School in Street. Bristol University and the University of the West of England are both also easily accessible by road or rail.

MOMENTS AWAY...

The proximity of rail, road and airport connections make Yatton a superb choice when connectivity is important to you.

Yatton has its own Railway Station within the village, providing great links to local destinations and those further afield being on the main Bristol to Exeter Line. The journey time from Yatton to Bristol Temple Meads is just c.14 minutes, with a frequent service available. Travel to Bath in just c.40 minutes, Cardiff in c.1hr 15 minutes, Weston-super-Mare in c.14 minutes or travel to London Paddington direct from Yatton will take just c.2hrs 15 minutes.

Major road networks are also conveniently close by. The M5 motorway can be accessed either at junction 20 (Clevedon) just 4 miles distant or at junction 21 (Weston-super-Mare) just c. 5 miles from Yatton, whilst the A370 main Bristol to Weston road is just c.1.3 miles distant. If work or leisure takes you further afield, Bristol International Airport is only approximately 15 minutes away.



Nearby Clevedon Pier



Family fun at Puxton Park, W-s-M



Clifton Suspension Bridge and Balloon Festival



Weston-super-Mare



Shopping at Cabot Circus



On your doorstep...

Yatton Railway Station	c.0.8 miles
The Cadbury House Hotel	c.0.8 miles
M5 Motorway J20	c.4 miles
Clevedon	c.5 miles
Bristol Airport	c.7 miles
The Chew Valley	c.8 miles
Weston-super-Mare	c.10 miles
Bristol City Centre	c.12 miles
Bristol Cribbs Causeway	c.18 miles
The Cotswolds	c.20 miles
Bath	c.25 miles
London	c.135 miles/2hrs 15 minutes

Source. *The AA.com & the trainline.com*



PRINCES COURT

History of The Prince of Orange Public House

Dating back to the mid 17th Century the original buildings were at the centre of activity in the village at this time (after the church of course!) and some of the original beams are thought to still be evident within the properties today. Later extensions included a cellar, carriageway and stabling.

The name is believed to have been inspired by either William, the Prince of Orange, who married Mary the daughter of Charles I in 1641 or their son William, who was also known as the Prince of Orange. He also married a Mary (daughter of James II) and these two became joint rulers of this country as William and Mary after their marriage in 1677.

In 1799 it is recorded that The Prince of Orange was owned by Earl Poulett and went through a number of hands before being purchased by The Ashton Gate Brewery, laterley The Bristol Brewery, Georges & Co. Ltd.

The Properties

The exclusive development of Princes Court offers a unique range of just nine family homes in a delightful village setting.

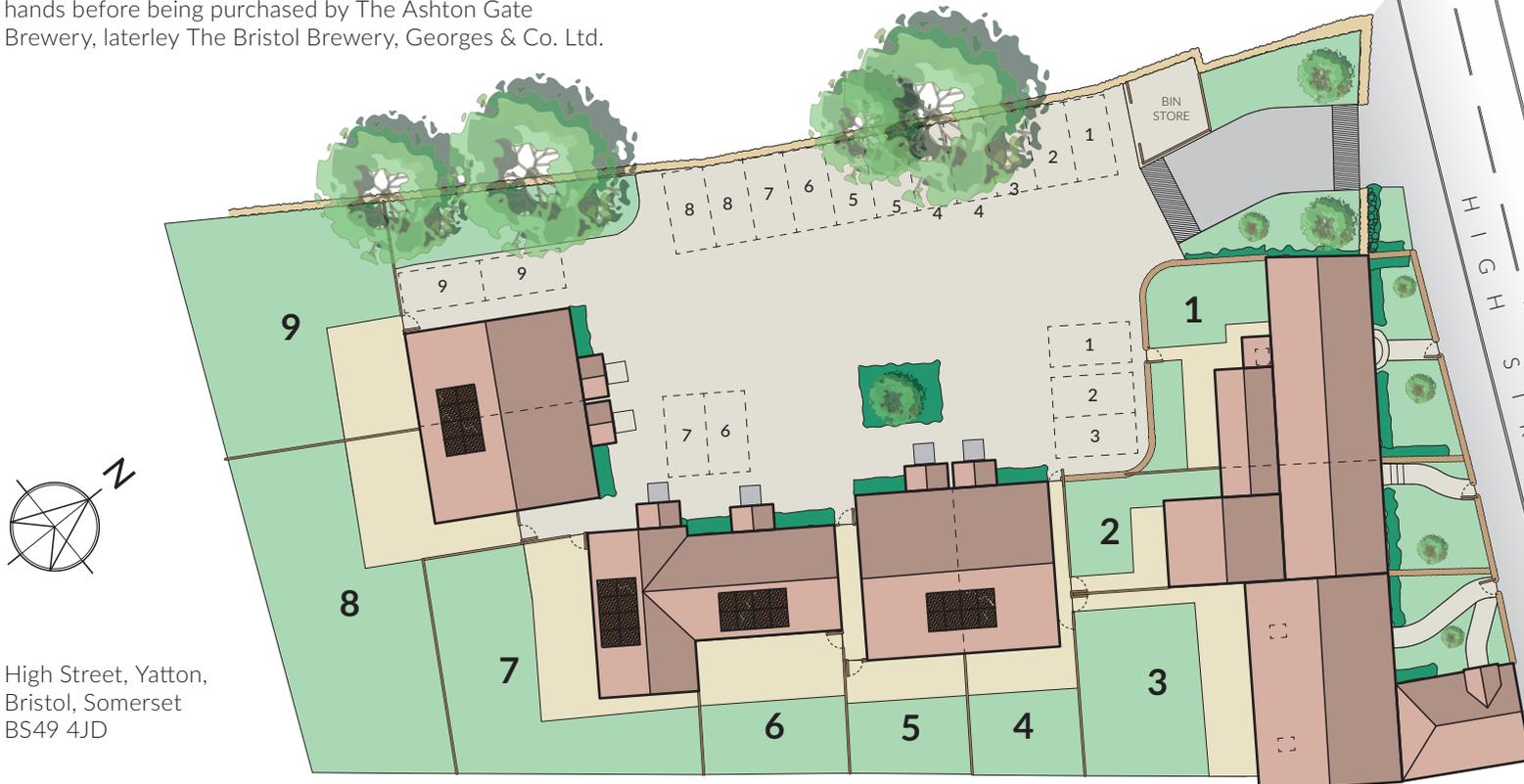
Conveniently located yet set back from the High Street in Yatton, these three, four and five bedroom homes offer the very best of village living.

Princes Court comprises three converted properties located on the High Street of the village; set back from the roadside with private gardens to the front and rear these charming village properties offer character and style, with flexible accommodation to suit family life.

Privately situated to the rear of the site are six newly built cottage style properties, each offering the convenience of modern life whilst enjoying this lovely village setting.



The Prince of Orange c.1909



High Street, Yatton,
Bristol, Somerset
BS49 4JD



Plot 1

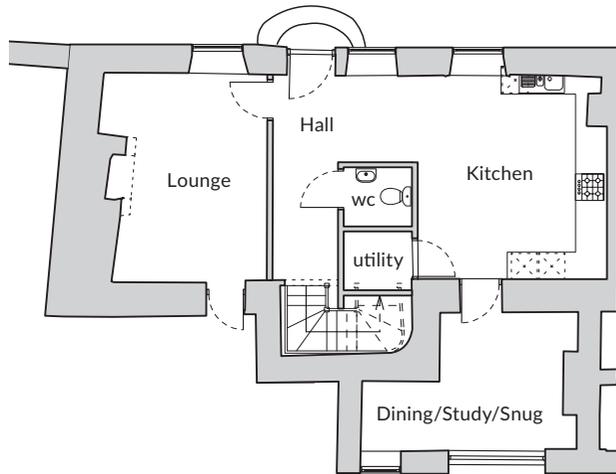
Applemore

A charming three bedroom character cottage with a separate dining room/study/snug on the ground floor. The master bedroom benefits from an en suite wet room whilst the dual aspect family bathroom is a generous and light space providing separate bath and shower facilities.

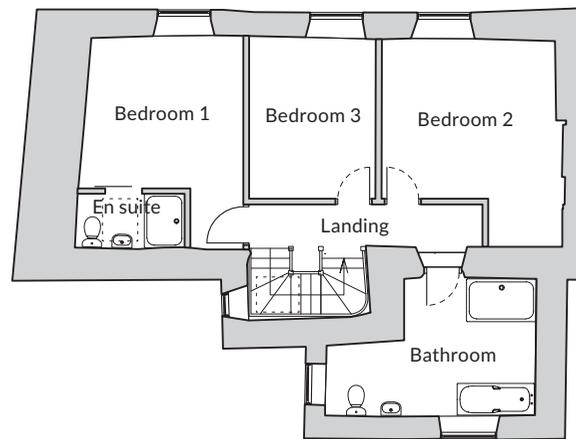
Hall/kitchen	7.27m x 4.52m	23' 8" x 14' 8"
Lounge	4.71m x 3.40m	15' 6" x 11' 2"
Utility	1.55m x 1.35m	5' 1" x 4' 5"
Cloakroom	1.34m x 1.12m	4' 5" x 3' 8"
Dining/study/snug	5.00m x 3.40m	16' 4" x 11' 1"
Bathroom	4.69m x 3.30m	15' 5" x 10' 11"
Bedroom 1	4.80m x 3.70m	15' 9" x 9' 8"
En suite	2.51m x 1.23m	8' 3" x 4' 1"
Bedroom 2	4.56m x 3.80m	14' 9" x 12' 4"
Bedroom 3	3.66m x 2.83m	12' 0" x 9' 3"

Total internal area **131.18 sq. m.** **1412 sq. ft.**

Maximum dimensions are quoted in irregular shaped rooms.



Ground Floor



First Floor



Elmleigh



Applemore

Plot 2

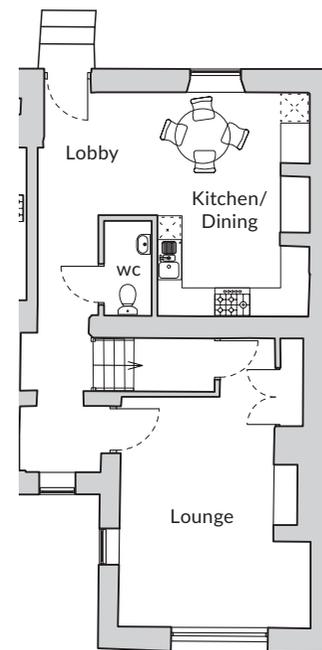
Elmleigh

A lovely mid terrace three bedroom cottage full of character and charm with original fireplaces creating interesting features in both the kitchen and the lounge. The lounge, located to the rear of the property, enjoys privacy with dual aspect windows allowing the light to flood in.

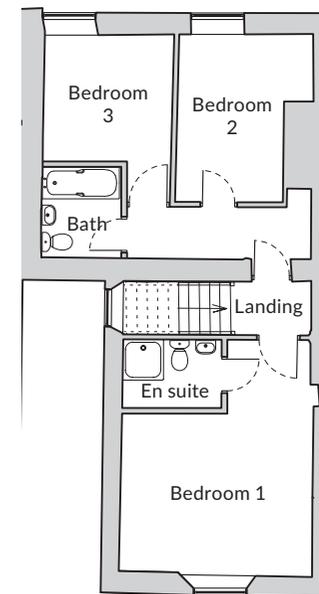
Kitchen/dining	5.85m x 4.95m	19' 2" x 16' 2"
Lounge	6.51m x 4.29m	21' 4" x 14' 1"
Cloakroom	1.83m x 1.40m	6' 0" x 4' 7"
Bedroom 1	5.30m x 4.27m	17' 3" x 14' 0"
En suite	2.19m x 1.32m	7' 2" x 4' 4"
Bedroom 2	3.85m x 3.20m	12' 8" x 10' 6"
Bedroom 3	3.34m x 2.85m	11' 0" x 9' 3"
Bathroom	2.10m x 1.79m	6' 11" x 5' 11"

Total internal area **117.52 sq. m.** **1265 sq. ft**

Maximum dimensions are quoted in irregular shaped rooms.



Ground Floor



First Floor

Plot 3

Cherrydown

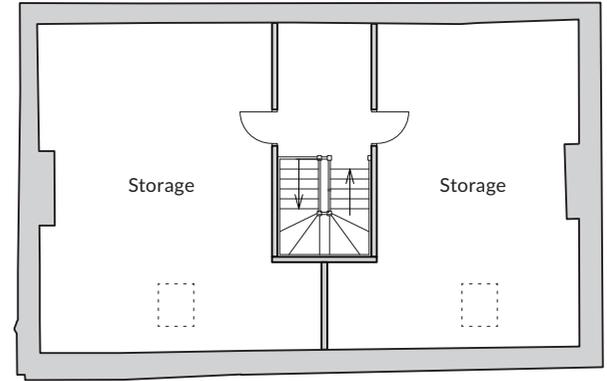
A wonderful village property offering flexible accommodation with it's adjoining Coach House. The ground floor benefits from a stunning kitchen/dining room with bi-fold doors opening onto the rear garden, as does the generous lounge, whilst upstairs the property enjoys four good sized bedrooms with en-suite facilities to the master bedroom. The adjoining annexe provides separate, self contained additional one bedroom accommodation suitable for grown up children, an older family member or for use as an office, treatment room or to let for an additional income.

Kitchen	4.50m x 4.50m	14' 7" x 14' 7"
Utility Room	2.29m x 1.95m	7' 5" x 6' 4"
Pantry	2.20m x 1.93m	7' 2" x 6' 3"
Dining Room	5.64m x 3.40m	18' 5" x 11' 1"
Lounge	5.00m x 4.83m	16' 4" x 15' 8"
Cloakroom	2.06m x 1.20m	6' 9" x 3' 11"
Bedroom 1	5.20m x 4.10m	17' 11" x 13' 5"
En suite	3.46m x 1.65m	11' 5" x 5' 5"
Bedroom 2	3.45m x 3.43m	11' 4" x 11' 3"
Bedroom 3	4.14m x 3.48m	13' 7" x 11' 5"
Bedroom 4	4.26m x 2.03m	14' 0" x 6' 8"
Bathroom	3.44m x 3.16m	11' 3" x 10' 4"
Storage Rooms each	7.30m x 6.22m	23' 9" x 20' 4"

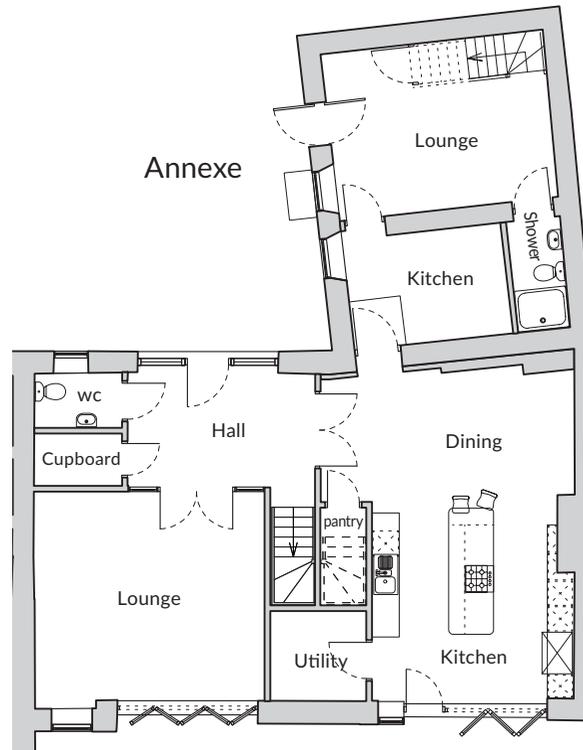
Annexe		
Kitchen	4.03m x 2.73m	13' 3" x 8' 9"
Lounge	4.93m x 3.72m	16' 1" x 12' 2"
Bedroom	7.00m x 5.00m	22' 11" x 16' 5"

Total internal area 238.20 sq. m. 2564 sq. ft.

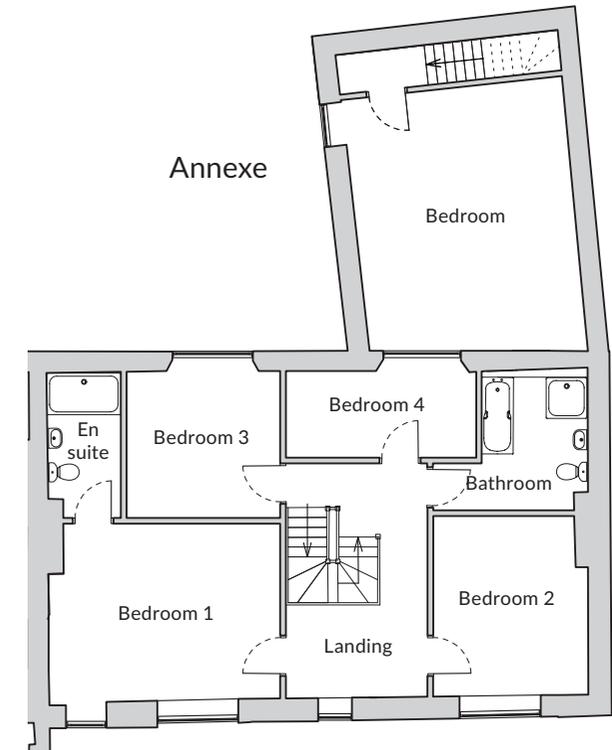
Maximum dimensions are quoted in irregular shaped rooms.



Second Floor



Ground Floor



First Floor

THE FINER DETAILS

APPLEMORE, ELMLEIGH & CHERRYDOWN

Beautifully restored and expertly crafted to create stunning contemporary homes of great character and charm, these unique properties are finished to the highest of standards...



Kitchen

Fully fitted bespoke designed kitchens in Fairford Dove Grey

Solid surface engineered composite worktop with integrated sink and drainer
Single or double oven, hob and extractor hood by Bosch

Integrated appliances include fridge/freezer, washer/dryer and dishwasher by Bosch

Bathrooms/En suite

Contemporary white sanitary ware and vanity unit by Burlington

April Eldwick Slipper Bath (Plot 1)

Chrome fittings by Vado

Half height ceramic tiling and floors fully tiled

Bespoke V Groove wall panelling painted in eggshell

Multi-rail towel warmer

General

Contemporary satin stainless steel ironmongery

Shaker style oak internal & external doors

Moduleo Blackjack Oak vinyl flooring

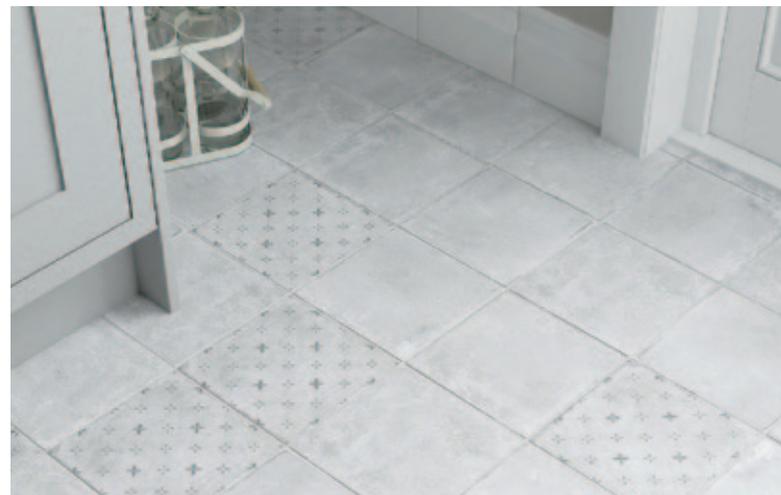
Polesworth Berber carpet

Walls & ceilings painted in neutral colours

Thermostatically controlled radiators

Each property benefits from a 10 year Buildzone warranty.

Private gardens and parking



Plots 4 & 5, 8 & 9

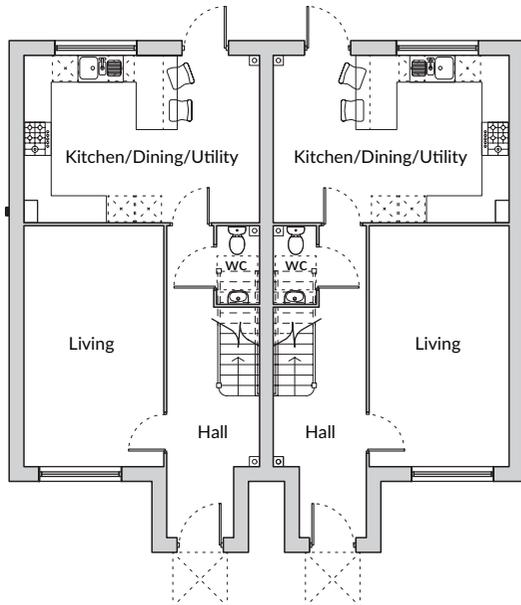
Sycamore Cottages

Privately situated to the rear of Princes Court, Sycamore Cottages offer the convenience of a modern home in a delightful village setting. The ground floor provides a generous kitchen/dining room and separate lounge with three bedrooms on the first floor, one with en suite facilities.

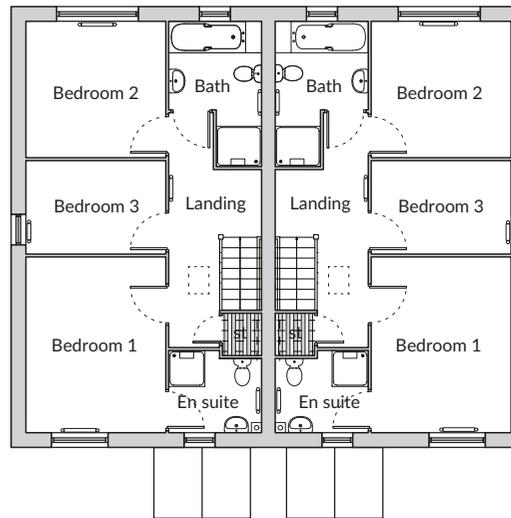
Living Room	5.35m x 3.10m	17' 7" x 10' 2"
Kitchen/Dining	5.20m x 3.70m	17' 1" x 12' 2"
Cloakroom	1.80m x 1.00m	5' 11" x 3' 3"
Bedroom 1	3.90m x 3.10m	12' 9" x 10' 2"
En suite	2.00m x 1.90m	6' 6" x 6' 6"
Bedroom 2	3.10m x 3.00m	10' 2" x 9' 11"
Bedroom 3	3.10m x 2.10m	10' 2" x 6' 11"

Total internal area **114.27 sq. m.** **1230 sq. ft.**

Maximum dimensions are quoted in irregular shaped rooms.



Ground Floor



First Floor



Sycamore Cottages



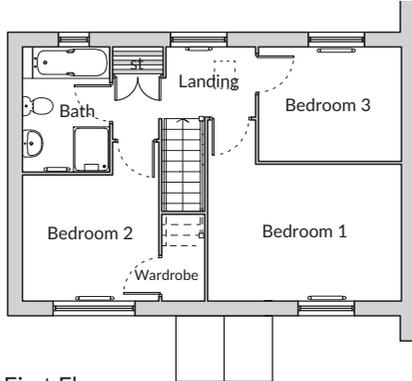
Plot 6

Oakland Cottage

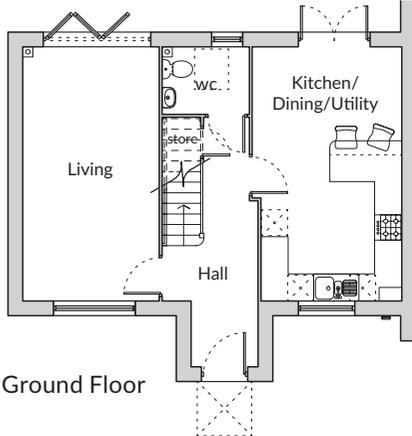
Set to the rear of this charming development, Oakland Cottage provides modern living in a delightful village setting. The kitchen/dining room benefits from patio doors opening onto the garden and the lounge boasts bi-fold doors. The generous glazing throughout allows light to flood in.

Living Room	5.60m x 3.30m	18' 4" x 10' 10"
Kitchen/Dining	5.60m x 3.00m	18' 4" x 9' 10"
Cloakroom	1.90m x 1.50m	6' 6" x 4' 11"
Bedroom 1	3.94m x 4.30m	12' 11" x 14' 2"
Bedroom 2	3.50m x 3.00m	11' 6" x 9' 10"
Bedroom 3	3.10m x 2.60m	10' 2" x 8' 6"
Total internal area	114.27 sq. m.	1230 sq. ft.

Maximum dimensions are quoted in irregular shaped rooms.



First Floor



Ground Floor



Willowbrook Cottage

Plot 7

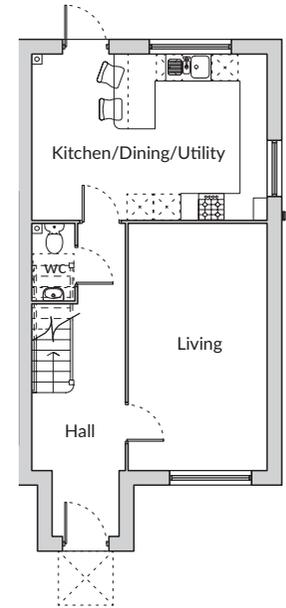
Willowbrook Cottage

Privately situated to the rear of Princes Court, Willowbrook Cottage offers the convenience of a modern home in a delightful village setting. The ground floor provides a generous kitchen/dining room and separate lounge with three bedrooms on the first floor, one with en suite facilities.

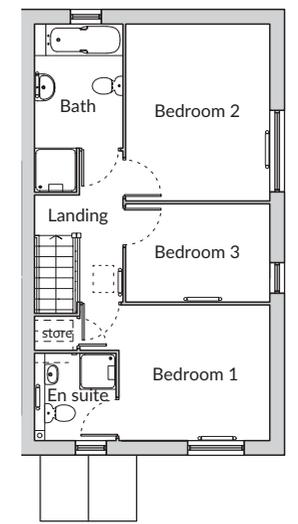
Living Room	5.50m x 3.03m	18' 0" x 9' 11"
Kitchen/Dining	5.20m x 3.70m	17' 0" x 12' 2"
Cloakroom	1.70m x 1.00m	5' 7" x 3' 3"
Bedroom 1	4.29m x 3.00m	14' 1" x 9' 11"
En suite	1.70m x 1.00m	5' 7" x 3' 3"
Bedroom 2	3.80m x 3.15m	12' 5" x 10' 4"
Bedroom 3	3.14m x 2.20m	10' 3" x 7' 2"

Total internal area **115.20 sq. m.** **1238 sq. ft.**

Maximum dimensions are quoted in irregular shaped rooms.



Ground Floor



First Floor

THE FINER DETAILS

SYCAMORE, OAKLAND & WILLOWBROOK COTTAGES

Expertly crafted to create stunning contemporary village homes of character and charm, these unique properties are finished to the highest of standards...

Kitchen

Fully fitted bespoke designed kitchens in Fairford Navy or Fairford Dove Grey
Solid surface engineered composite worktop with integrated sink and drainer
Single oven, hob and extractor hood by Bosch

Integrated appliances include fridge/freezer, washer/dryer and dishwasher by Bosch

Bathrooms/En suite

Contemporary white sanitary ware and vanity unit by Laufen

Chrome fittings by Vado

Half height ceramic wall tiling and floors fully tiled

Multi-rail towel warmer

General

Contemporary satin stainless steel ironmongery

Shaker style painted internal & external doors

Moduleo Transform Blackjack Ok hexagon vinyl flooring

Polesworth Berber carpet

Walls & ceilings painted in neutral colours

Thermostatically controlled radiators

Each property benefits from a 10 year Buildzone warranty.

Private gardens and parking



Hawkfield Homes has combined forces with Sound Mortgage Solutions Ltd., who advise on mortgage products from a range of over 50 of the UK's best known lenders.

Sound Mortgage Solutions also works closely with a range of insurance providers to ensure a positive outcome for their clients.

At Hawkfield Homes we offer a bespoke mortgage advisory service by introduction to Sound Mortgage Solutions. We strive to build a service around your needs as an individual and try to understand what is important to you and relevant to your circumstances.

Sound Mortgage Solutions Ltd. is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE



Help to buy

You could buy with just a 5% deposit whether you're a first time buyer or moving on from an existing home. Help to buy is a Government scheme providing an equity loan of up to 20% of the value of the property. This can be repaid at any time or on the sale of your home. You may only need to secure up to a 75% mortgage on the property.





**HAWKFIELD
HOMES**

At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home...

It's a place of dreams, memories and experiences. But it also has to function as a home with all the basics in place. All day, every day.

We understand that, and strive to achieve it on all of our developments. As soon as you step into one of our homes you'll feel our commitment to building living spaces that are a blend of imaginative design and functionality.

It will look inviting and it's going to make your life easier. From space planning through to fixtures and fittings we've thought about things... a lot!

Whatever your style, from urban chic to traditional elegance, we have the ability to personalise your new home to suit you and your family perfectly... making your home as individual as you are.

Hawkfield Homes Ltd. The Stables, Clevedon Hall Estate, Clevedon BS21 7SJ. 0330 123 9391

DISCLAIMER

Whilst every care has been taken to prepare this sales brochure to accurately reflect the properties on this development site, the information provided is intended as a preliminary guide only as changes may occur during the construction process. Therefore nothing contained herein shall constitute or form part of any contract.

Room sizes are believed to be accurate, although these are given as an approximate guide only, as again changes may occur during the construction process.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens, bathrooms or any internal wall finish.

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**HAWKFIELD
HOMES**

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PRINCES COURT

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