



Cleeve Hall
Cleeve Hill Road, Cleeve, BS49 4PH

debbie fortune



Cleeve Hall

Cleeve Hill Road

Cleeve

BS49 4PH



An outstanding detached Victorian residence situated in stunning grounds approaching 3.5 acres with outbuildings and tennis court!

- Imposing detached country house
- Extensively renovated
- Refurbished to highest standards
- Five double bedrooms
- Spectacular kitchen and orangerie
- 3.5 acres of gardens, orchards, fruit garden
- Parkland and woodlands
- Exceptional views
- Outbuildings, garages, stables, green-house
- Gatekeepers cottage
- All weather tennis court
- Very private and secure location



Price £1,475,000

DESCRIPTION

In the centre of 3.5 acres of spectacular grounds, at the end of a long private drive accessed through electric iron gates sits one of Somerset's most imposing country houses. Cleeve Hall is located in an idyllic rural location, yet less than 20 minutes drive from Clifton Village in Bristol, Bristol International Airport and under 10 minutes from a main line train station with direct service to London in under 90 minutes. Cleeve Hall is a substantial stone built Victorian country house which has been subject to a recent total back-to-brick renovation which has created a beautiful period home with a fabulous contemporary interior and the latest technologies and comforts embedded throughout. The renovation has made Cleeve Hall one of those rare houses where the original character of the property has been completely restored, whilst the functional elements such as plumbing, kitchen, bathrooms, under floor heating, air conditioning, integrated fibre optic A/V systems, double glazed hardwood sash windows, and LED lighting throughout have brought it up to the very highest standards. This is a rare and exceptional country property for the discerning buyer who demands complete privacy and security.

Cleeve Hall is arranged over two principal floors with all rooms having grand proportions and a plethora of original restored period features. The grand entrance hall has a magnificent open fireplace and stunning welsh slate floor. Double doors lead through to an equally impressive dual aspect drawing room with its own open fireplace and enormous double glazed sash windows looking over the formal lawns. To the other side of the grand hall is the library & study which also enjoys a fantastic dual aspect, and original open fire place.

The inner-hall leads off the grand entrance hall, past a large downstairs cloakroom with toilet to what is surely the trophy room of the house. A quite exceptional kitchen / orangerie which is the culmination of kitchen, diner and family room combined into a huge single idyllic family living area with limestone floor and floor thermostatic controlled heating. The gorgeous hand crafted solid wood bespoke kitchen is a cooks delight with solid granite counter tops, an island with solid mahogany work top and breakfast bar, the very highest standard kitchen equipment including built in multiple ovens, convection hob, professional coffee machine, wine cooler, double drawer dish washer and America double door fridge. The new oil fired Aga provides a centre piece for the kitchen, along with the double Butlers sink, ensures the sophisticated yet period feel of the house extends into the kitchen. The kitchen area opens into the enormous Orangerie which is awash with light through its huge double glazed windows, pyramid roof light and quadruple French doors providing direct access to another terrace and the gardens. Also on the ground floor is the pantry with its original slate tiled floor and cold shelves, a substantial utility room, with kitchen, sinks, and plumbing for washing and dryer machines and a wine cellar.

The first floor of the house with its five bedrooms and three bathrooms is accessed via a sweeping stair case in the inner-hall which leads to a first floor hall with a huge feature sash window overlooking the gardens and the Bristol Channel in the distance. The stunning master bedroom suite with its open fire place and dual aspect sash windows takes in some of the best views that the property has to offer. The private ensuite bathroom benefits from double aspect sash windows, heated Italian marble flooring, bespoke cabinetry housing double Villeroy & Boch sinks, a luxurious roll top bath and a separate shower with elegant glass corner surround. A chic boutique feel that wouldn't look out of place in a five star hotel.

Three further large double bedrooms, each with their own open fire places and spectacular views, and a large family bathroom with under floor heating, free standing roll-top bath, and elegant corner shower are located off the first floor hallway. The fifth bedroom suite has dual aspect views over the gardens and a contemporary ensuite bathroom. A further stairway leads up to a sixth bedroom or office, with access to the large boarded attic space which is ideal for storage.

The internal presentation of the house is the result of the extensive refurbishment and immaculate and continuous maintenance of the property. The meticulous attention to detail and quality is evident throughout, seamlessly combining contemporary and bespoke styling with the latest refinements such as LED lighting, new bespoke hardwood double glazed windows with lead weights for single finger opening and closing, dimmable LED lighting throughout, artisan ceiling roses, jet-master fire places, integrated security and monitoring systems and a wealth of high quality bespoke materials.

Located in a commanding positioning at the centre of its own ring fenced land of approximately 3.5 acres, Cleeve Hall offers total privacy. Numerous terraces around the house enable easy enjoyment of the exceptional established formal gardens with many manicured borders and lawns. Beyond the formal garden area there is an orchard with natural ponds, a walled fruit garden, and park woodland where the all-weather tennis court is located. In addition there is a part renovated gatekeepers cottage which could provide a one bedroom dwelling for a nanny or house-keeper, two double garages, stables, a large log & tractor barn, and ample parking for a fleet of cars.

Without question Cleeve Hall presents a very rare opportunity to acquire an exceptional property for those who are seeking a character home of the highest standard that offers privacy without isolation and easy access to nearby Bristol and major travel routes.

DIRECTIONS

From Bristol on the A370 proceed out towards Weston, and drive through Backwell, Brockley and on into Cleeve. Turn left into Cleeve Hill Road and Cleeve Hall is on the right hand side with a private driveway leading off the main road. You will need to press the secure entry system in order to gain access from there onwards.

We have noticed ... Cleeve Hall is a simply exceptional period home that rarely comes on to the market. It offers all that you would expect from a substantial Victorian country house, but what lies within certainly comes as a pleasant surprise, for the current owner has meticulously restored and modernised the entire property to an exceptional and exacting standard with the highest quality fixtures, fittings and decoration throughout. The owner is moving on to a new life abroad and therefore wishes to now sell this fabulous home with the option for the buyer to also purchase furnishings, curtains and garden equipment by separate negotiation.

SITUATION

Cleeve Hall is located on the periphery of the village of Cleeve. Cleeve Village is located only 10 miles out of Bristol, and boasts a local Farm Store, Pub, Restaurants and Village Hall as well as nearby sports clubs with extensive spa facilities. There are a variety of nearby schools, as well as some of the country's leading schools in Bristol and Bath both of which are within a 30 minute drive. There is a mainline train station in nearby Yatton (2 miles) with a direct service to London as well as Bristol International Airport for trips further afield.

PROPERTY DETAILS

RECEPTION HALL

18' 10" x 15' 3" (5.74m x 4.65m)



DRAWING ROOM

24' 0" x 17' 11" (7.32m x 5.46m)

STUDY

14' 0" x 13' 11" (4.27m x 4.24m)



UTILITY ROOM
12' 6" x 12' 5" (3.81m x 3.78m)

PANTRY
11' 11" x 9' 9" (3.63m x 2.97m)

KITCHEN/FAMILY ROOM
30' 9" x 16' 0" (9.37m x 4.88m)



MASTER BEDROOM
19' 10" x 17' 11" (6.05m x 5.46m)

BEDROOM TWO
14' 4" x 13' 7" (4.37m x 4.14m)

Floor Plan



debbie fortune
The Clock House, High Street, Wrington,
North Somerset BS40 5QA
Tel 01934 862370 www.debbiefortune.co.uk



1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.



BEDROOM THREE

14' 7" x 13' 1" (4.44m x 3.99m)

BEDROOM FOUR

12' 5" x 9' 10" (3.78m x 3m)

BEDROOM FIVE

12' 7" x 10' 8" (3.84m x 3.25m)

FAMILY BATHROOM

MASTER EN SUITE

EN SUITE

LOFT ROOM

16' 7" x 9' 9" (5.05m x 2.97m)

CELLAR

11' 6" x 9' 8" (3.51m x 2.95m)

OUTSIDE

BARN

26' 3" x 11' 6" (8m x 3.51m)

GREEN HOUSE

16' 2" x 10' 2" (4.93m x 3.1m)

GARAGE

17' 6" x 12' 8" (5.33m x 3.86m)

GARAGE

20' 2" x 15' 6" (6.15m x 4.72m)

STABLE/STORE

15' 5" x 9' 8" (4.7m x 2.95m)

STORE/STABLE

14' 7" x 12' 2" (4.44m x 3.71m)

STORE

10' 11" x 6' 9" (3.33m x 2.06m)

EPC rating F



