



**CLEVEDON**  
— HALL ESTATE —

**BAY GREEN**

Stunning properties in a coastal setting  
by Spitfire Bespoke Homes

A VICTORIAN COASTAL TOWN  
WITH MODERN SENSIBILITIES

Nestled in the green hills and wooded valleys of the Somerset countryside, Clevedon sits on a stunning stretch of coastline with panoramic views of the Severn Estuary. This charming town has a wealth of character and a relaxed family atmosphere.

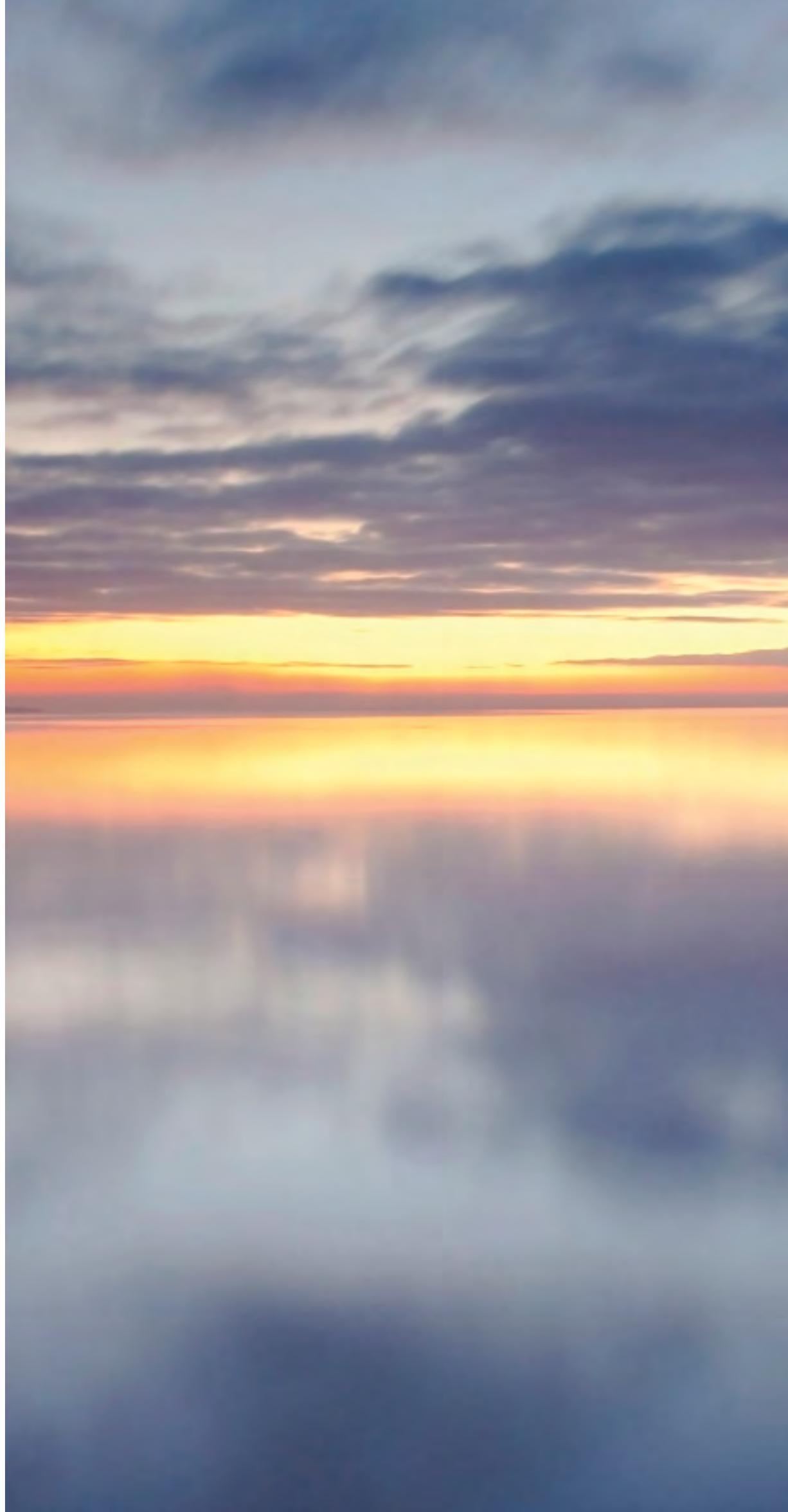




A LOCATION OF CONTRASTS  
TO COMPLEMENT YOUR LIFE

Clevedon is the perfect marriage of modern culture and unspoilt coastal charm. The town's lively mix of locally owned shops, artisan bakeries, independent cafés and stylish restaurants contrast beautifully with the peaceful serenity of its estuary location.

Coastal walks, enjoying the excitement of the Regatta and whiling away the hours with family and friends are staple ingredients for life in Clevedon.



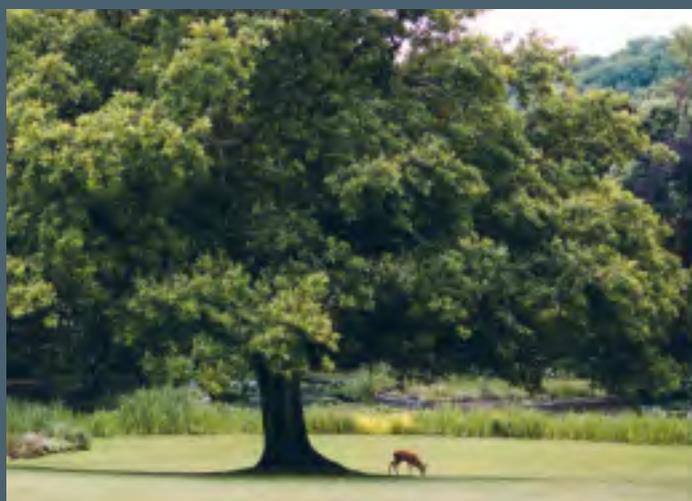


LIVE & BREATHE  
CLEVEDON

Picturesque local parks and woodlands are just a short journey from the centre of town.

A walk along the promenade offers spectacular views of the Severn Estuary, punctuated by elements of classic Victorian heritage. Notable features include the ornamental gardens, a delightful Victorian bandstand and the grade-one-listed Clevedon Pier.

Kayaking on the calm waters of the marine lake is a perfect introduction to Clevedon's various water-based activities.







## NURTURE AND GROWTH

Clevedon benefits from a superb selection of local schools.

The town has six primary schools. Four of these: Mary Elton Primary School, John the Evangelist CofE Primary School, All Saints CofE Primary School and St Nicholas' Chantry CE VC Primary School have received a 'good' Ofsted rating.

Clevedon School, a large secondary comprehensive, which serves the whole town and surrounding rural areas, has achieved an 'outstanding' Ofsted rating.





A COASTAL RETREAT CLOSE TO THE CITY



Culture, entertainment, shopping and nightlife are just a short journey from Clevedon's tranquil shoreline.

The vibrant city of Bristol, with its bohemian Clifton Village and stylish Harbourside development, is an ideal place to take in a show, enjoy a family day out or spend an evening with friends.

England's first cycling city also has many excellent cycle routes with destinations including the historic city of Bath and the magnificent Cheddar Gorge and Caves.

CLEVEDON HALL



Bay Green, by Spitfire Bespoke Homes occupies a prime position within the beautiful grounds of this 10-acre maintained estate. The development places cutting-edge architecture in a refined country setting.

THE PERFECT LOCATION



CLEVEDON HALL PRIVATE GROUNDS

KEY

 Balmoral	 Rosa
 Waverley	 Tennyson
 Curzon	 Pyne

Bay Green enjoys an enviable, secluded location, nestled within the grounds of the prestigious Clevedon Hall. This magnificent estate is an elegant and stately backdrop to an idyllic coastal lifestyle.

The development is designed for modern living. Its architecture satisfies the most contemporary tastes, featuring extensive glazing and white render, whilst architectural detailing in weather-grey stone demonstrates a sensitive regard for the estate's mature heritage.

CUTTING-EDGE ARCHITECTURE  
IN A TRADITIONAL SETTING

The exterior finishes combine weather-grey stone with polar white render to establish a striking marriage of contrasts that complement each other beautifully. Distinctive black slate roofing, a feature chimney breast, dark grey window frames and solid oak effect front and garage doors complete this contemporary vision.

Each home faces the landscaped central square: a natural, leafy green oasis at the centre of the development.

As darkness falls, soft, low-level bollard lighting creates a tranquil, warm and welcoming ambience across the development.

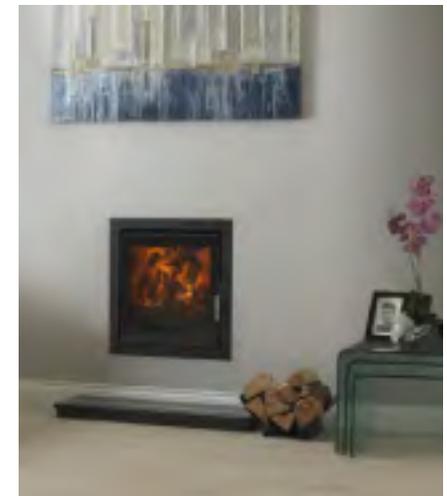
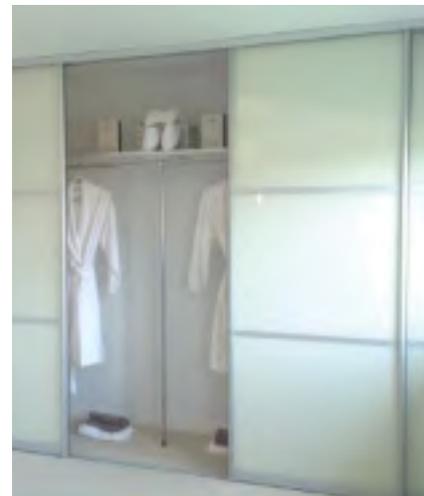
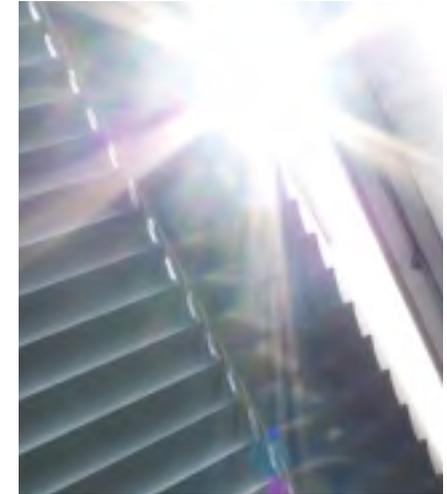
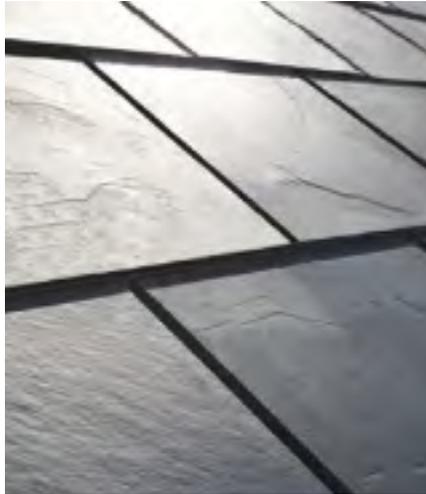
Privacy and exclusivity is paramount. Clevedon Hall Estate is approached through a gated entrance.







CONTEMPORARY THINKING & TIMELESS STYLE



Bay Green's properties draw inspiration from Scandinavian architecture. The bespoke homes are designed for contemporary, open-plan living, with clean lines and natural hues to maximise light and space.

Large, well-proportioned windows and smooth white walls accentuate the spacious modern interiors flooding them with natural light, while strong geometric lines, vaulted ceilings in the hallway and master bedroom, create intriguing patterns of light and shade.

During the warmer months, bi-folding doors create a seamless connection between the indoor and outdoor space. When the weather turns cold, retire to the home comforts of the family room and luxuriate in the warmth from the log burner.





Indicative CGI only. Garden patio paving area not included as standard. Materials may vary.





OPEN UP TO OUTDOOR LIVING



Many of Bay Green's properties benefit from large roof terraces, which create a stylish extra living space in an open, outdoor setting.

The terrace is a perfect place for relaxing, enjoying al fresco family dining or entertaining friends.



BALMORAL



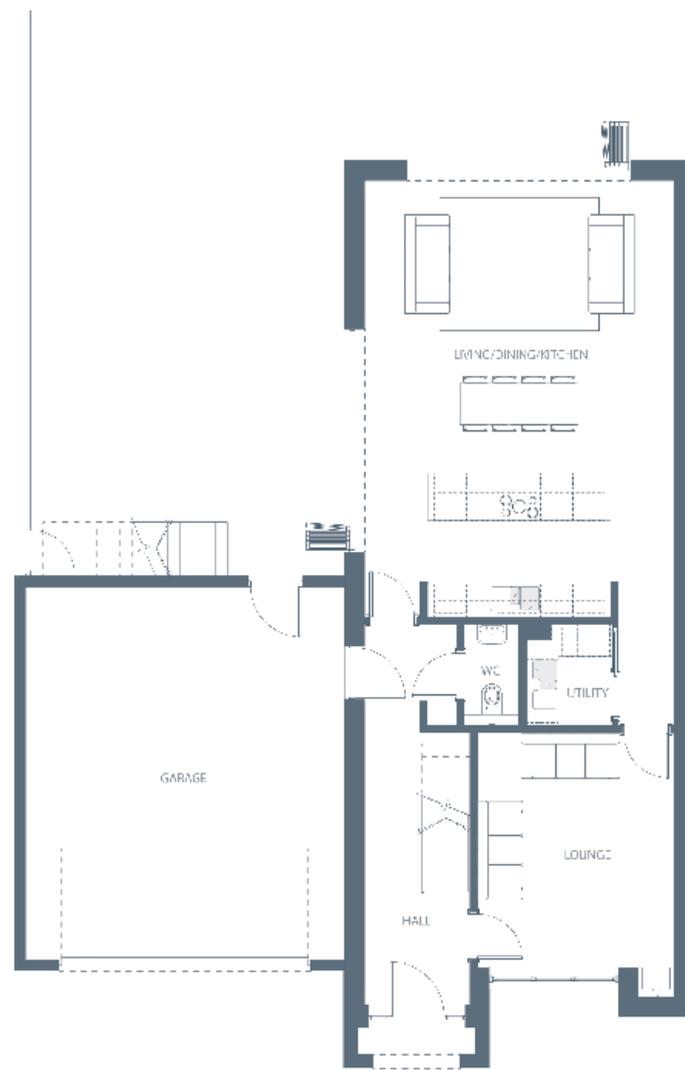
BALMORAL

GROUND FLOOR

Kitchen/Dining/ Living	5,820 x 8,200mm	19'1" x 26'11"
Lounge	3,690 x 4,400mm	12'1" x 14'5"
Utility	1,610 x 1,905mm	5'3" x 6'3"
Garage	6,000 x 7,000mm	19'8" x 22'12"

FIRST FLOOR

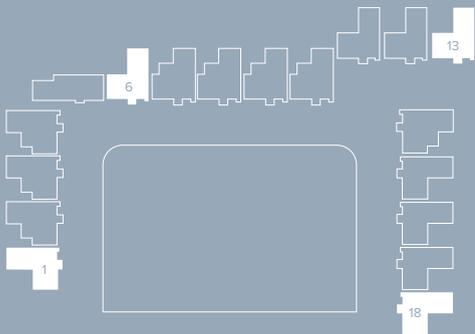
Master Bedroom	3,720 x 4,440mm	12'2" x 14'7"
En-suite	2,570 x 1,630mm	8'5" x 5'4"
Bedroom 2	2,850 x 6,295mm	9'4" x 20'8"
Bedroom 3	2,860 x 4,300mm	9'5" x 14'1"
Bedroom 4	1,975 x 3,780mm	6'6" x 12'5"
Bathroom	2,570 x 2,700mm	8'5" x 8'10"
Terrace	5,940 x 6,900mm	19'6" x 22'8"



GROUND FLOOR



FIRST FLOOR



PLOT 18 IS HANDED



SIDE ELEVATION

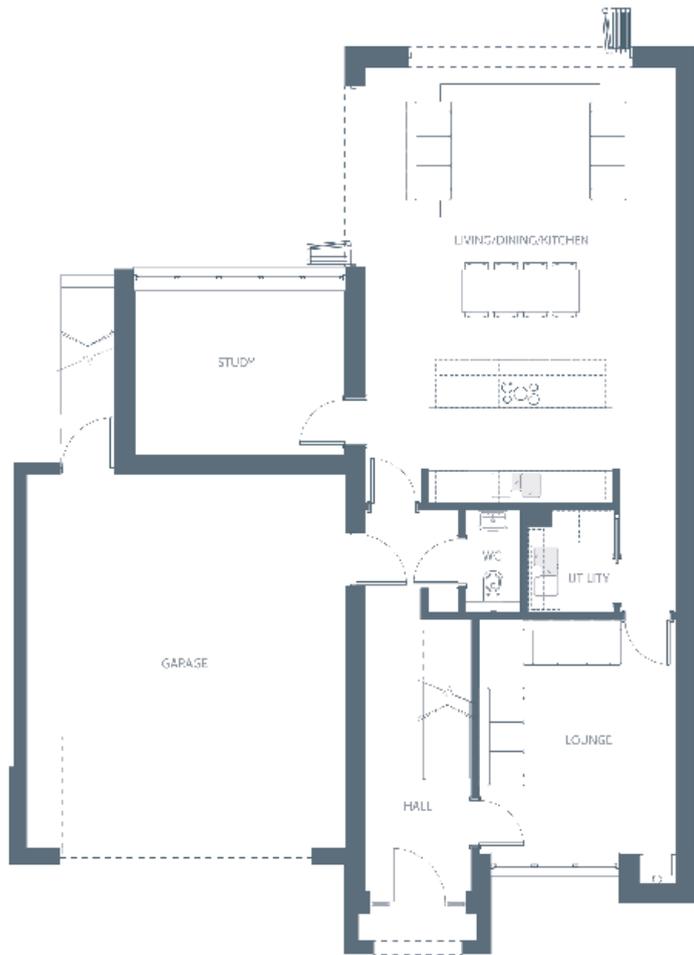
BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ROOF TERRACE



REAR ELEVATION

ACCESS TO GARAGE  
AND ROOF TERRACE

WAVERLEY



GROUND FLOOR



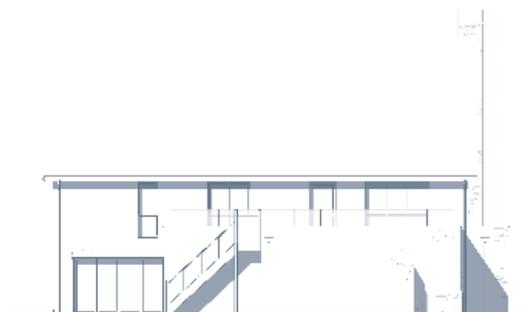
FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/ Living	5,820 x 8,200mm	19'1" x 26'11"
Lounge	3,690 x 4,400mm	12'1" x 14'5"
Utility	1,610 x 1,905mm	5'3" x 6'3"
Study	3,940 x 3,100mm	12'11" x 10'2"
Garage	6,000 x 7,000mm	19'8" x 22'12"

FIRST FLOOR

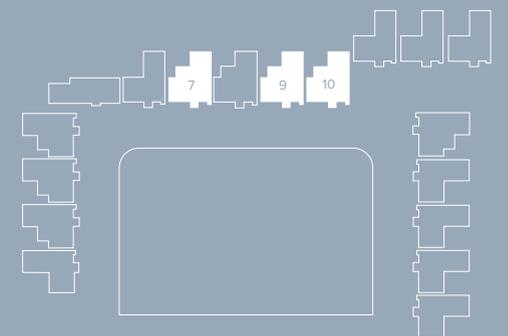
Master Bedroom	3,720 x 4,440mm	12'2" x 14'7"
En-suite	2,570 x 1,630mm	8'5" x 5'4"
Bedroom 2	2,850 x 6,295mm	9'4" x 20'8"
Bedroom 3	2,860 x 4,300mm	9'5" x 14'1"
Bedroom 4	1,975 x 3,780mm	6'6" x 12'5"
Bathroom	2,570 x 2,700mm	8'5" x 8'10"
Terrace	5,940 x 10,410mm	19'6" x 34'2"



SIDE ELEVATION  
ACCESS TO DOUBLE GARAGE  
AND ROOF TERRACE



REAR ELEVATION  
BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ACCESS TO STUDY AND ROOF TERRACE



CURZON



ROSA



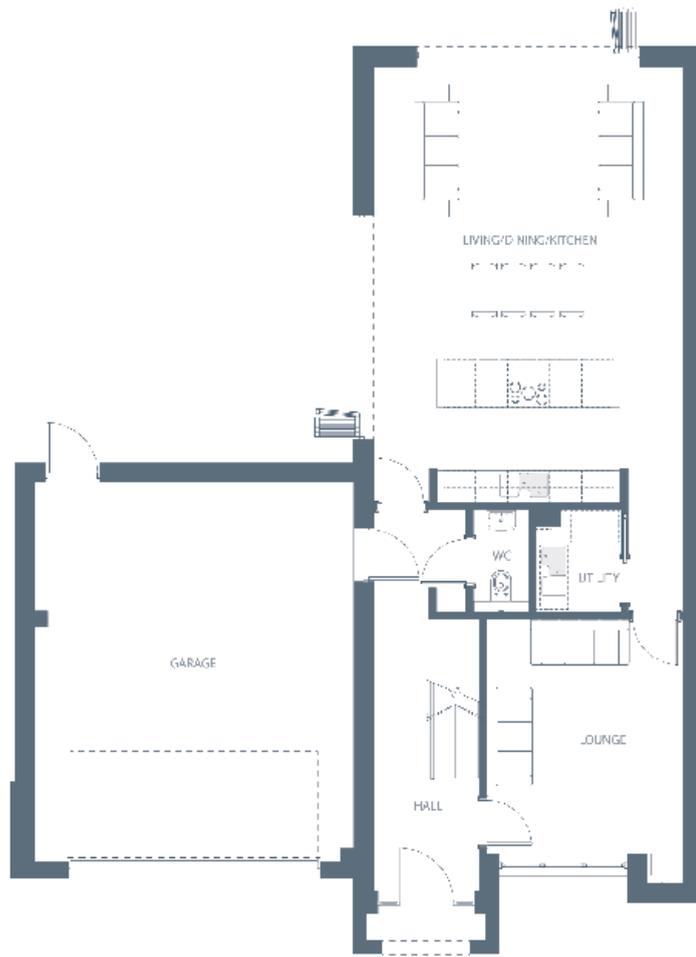
CURZON

GROUND FLOOR

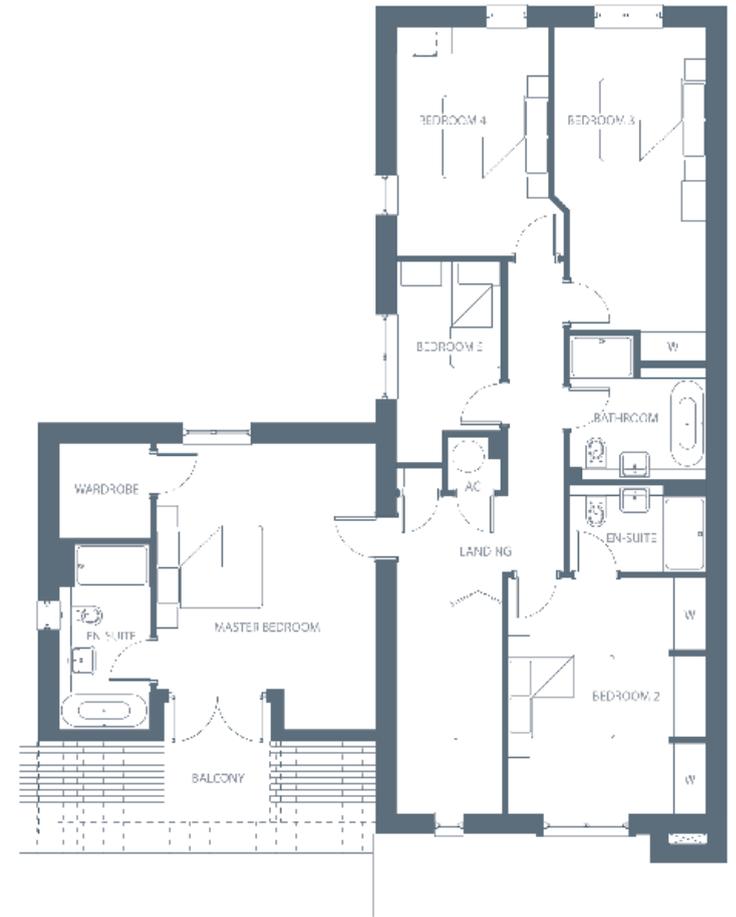
Kitchen/Dining/ Living	5,820 x 8,200mm	19'1" x 26'11"
Lounge	3,690 x 4,400mm	12'1" x 14'5"
Utility	1,610 x 1,905mm	5'3" x 6'3"
Garage	6,000 x 7,135mm	19'8" x 23'5"

FIRST FLOOR

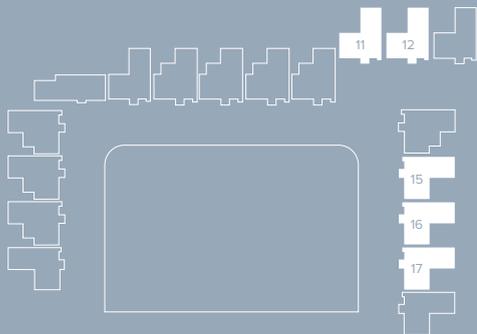
Master Bedroom	4,120 x 5,370mm	13'6" x 17'7"
Mstr Bed En-suite	1,720 x 3,485mm	5'8" x 11'5"
Mstr Bed Wardrobe	1,720 x 1,775mm	5'8" x 5'10"
Mstr Bed Balcony	1,995 x 2,340mm	6'7" x 7'8"
Bedroom 2	3,720 x 4,440mm	12'2" x 14'7"
Bed 2 En-suite	2,570 x 1,630mm	8'5" x 5'4"
Bedroom 3	2,850 x 6,295mm	9'4" x 20'8"
Bedroom 4	2,860 x 4,300mm	9'5" x 14'1"
Bedroom 5	1,975 x 3,780mm	6'6" x 12'5"
Bathroom	2,570 x 2,700mm	8'5" x 8'10"



GROUND FLOOR



FIRST FLOOR



PLOTS 15, 16 AND 17 ARE HANDED



REAR ELEVATION

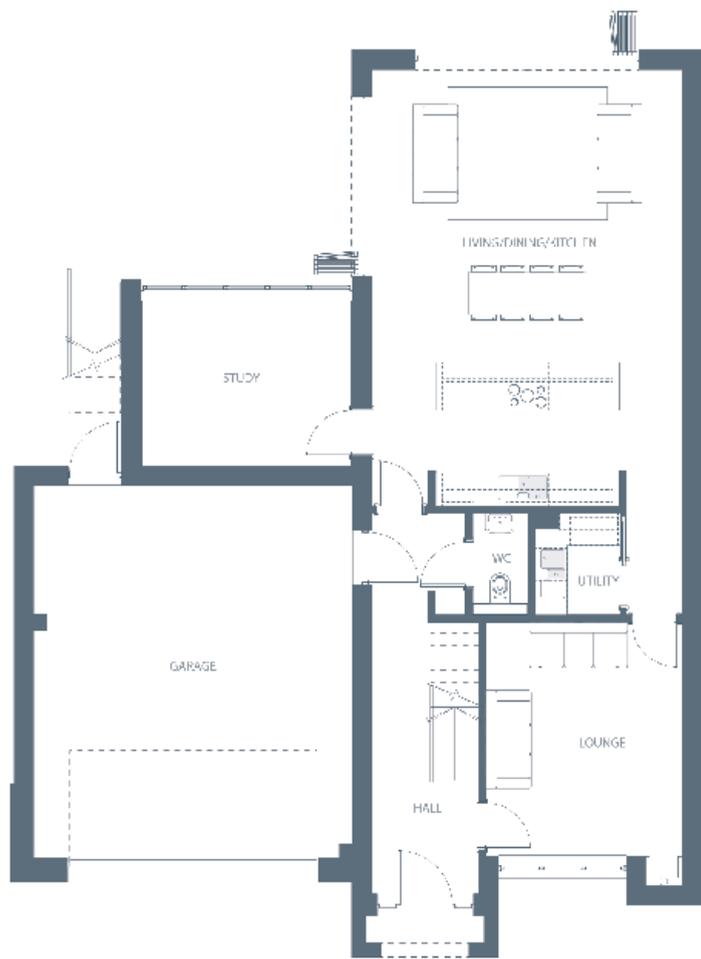
BI-FOLD KITCHEN/DINING/LIVING DOORS



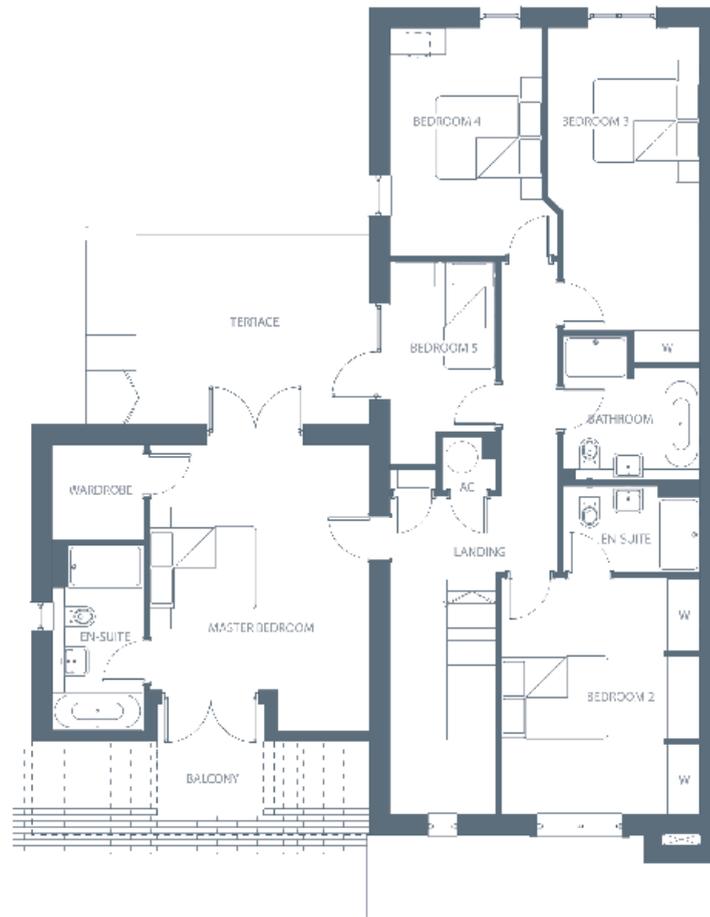
REAR ELEVATION

BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ACCESS TO DOUBLE GARAGE

ROSA



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/ Living	5,820 x 8,200mm	19'1" x 26'11"
Lounge	3,690 x 4,400mm	12'1" x 14'5"
Utility	1,610 x 1,905mm	5'3" x 6'3"
Study	3,940 x 3,100mm	12'11" x 10'2"
Garage	6,000 x 7,135mm	19'8" x 23'5"

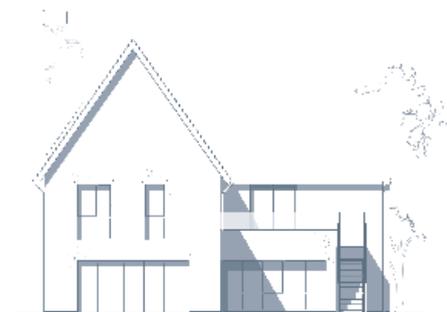
FIRST FLOOR

Master Bedroom	4,120 x 5,370mm	13'6" x 17'7"
Mstr Bed En-suite	1,720 x 3,485mm	5'8" x 11'5"
Mstr Bed Wardrobe	1,720 x 1,775mm	5'8" x 5'10"
Mstr Bed Balcony	1,995 x 2,200mm	6'7" x 7'3"
Bedroom 2	3,720 x 4,440mm	12'2" x 14'7"
Bed 2 En-suite	2,570 x 1,630mm	8'5" x 5'4"
Bedroom 3	2,850 x 6,295mm	9'4" x 20'8"
Bedroom 4	2,860 x 4,300mm	9'5" x 14'1"
Bedroom 5	1,975 x 3,780mm	6'6" x 12'5"
Bathroom	2,570 x 2,700mm	8'5" x 8'10"
Terrace	4,070 x 3,090mm	13'4" x 10'2"



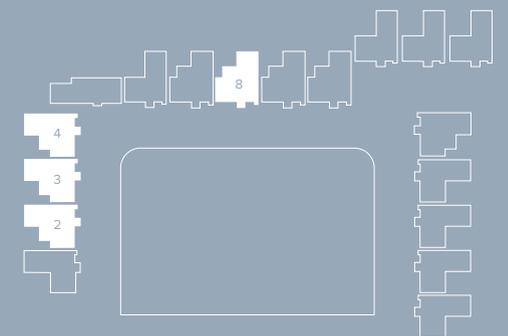
SIDE ELEVATION

BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ACCESS TO DOUBLE GARAGE,  
ROOFTOP TERRACE AND MASTER BEDROOM



REAR ELEVATION

BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ACCESS TO STUDY, ROOFTOP TERRACE AND  
MASTER BEDROOM WITH FRENCH DOORS



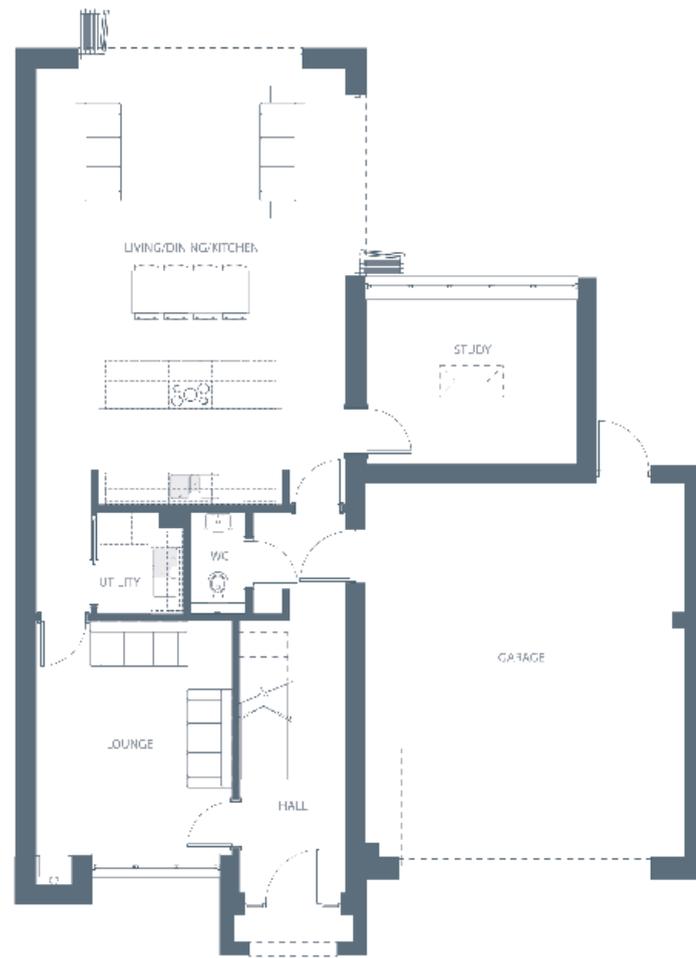
TENNYSON

GROUND FLOOR

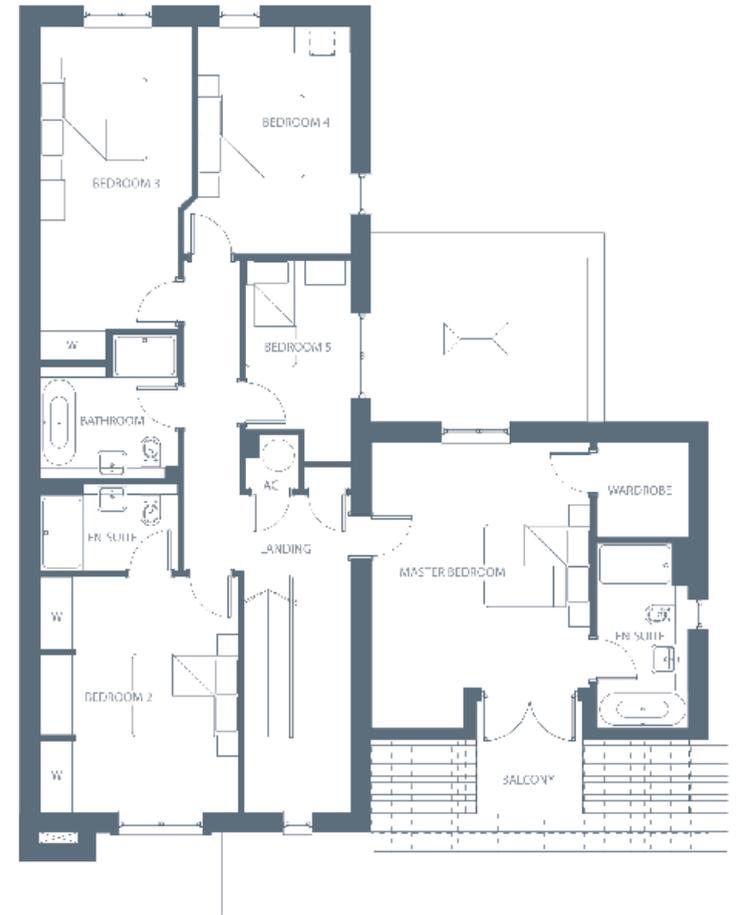
Kitchen/Dining/ Living	5,820 x 8,200mm	19'1" x 26'11"
Lounge	3,690 x 4,400mm	12'1" x 14'5"
Utility	1,610 x 1,905mm	5'3" x 6'3"
Study	3,940 x 3,100mm	12'11" x 10'2"
Garage	6,000 x 7,135mm	19'8" x 23'5"

FIRST FLOOR

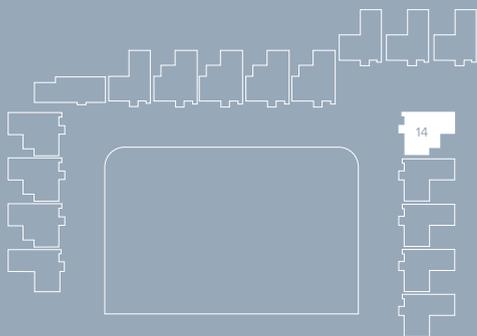
Master Bedroom	4,120 x 5,370mm	13'6" x 17'7"
Mstr Bed En-suite	1,720 x 3,485mm	5'8" x 11'5"
Mstr Bed Wardrobe	1,720 x 1,775mm	5'8" x 5'10"
Mstr Bed Balcony	1,995 x 2,200mm	6'7" x 7'3"
Bedroom 2	3,720 x 4,440mm	12'2" x 14'7"
Bed 2 En-suite	2,570 x 1,630mm	8'5" x 5'4"
Bedroom 3	2,850 x 6,295mm	9'4" x 20'8"
Bedroom 4	2,860 x 4,300mm	9'5" x 14'1"
Bedroom 5	1,975 x 3,780mm	6'6" x 12'5"
Bathroom	2,570 x 2,700mm	8'5" x 8'10"



GROUND FLOOR



FIRST FLOOR

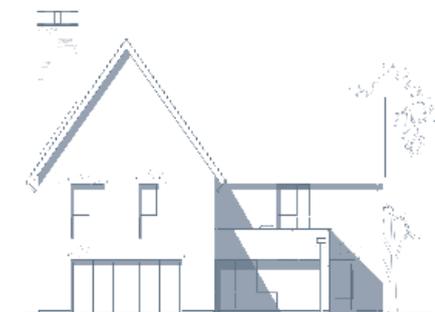


PLOT 14 IS HANDED



SIDE ELEVATION

BI-FOLD KITCHEN/DINING/LIVING DOORS.  
ACCESS TO DOUBLE GARAGE



REAR ELEVATION

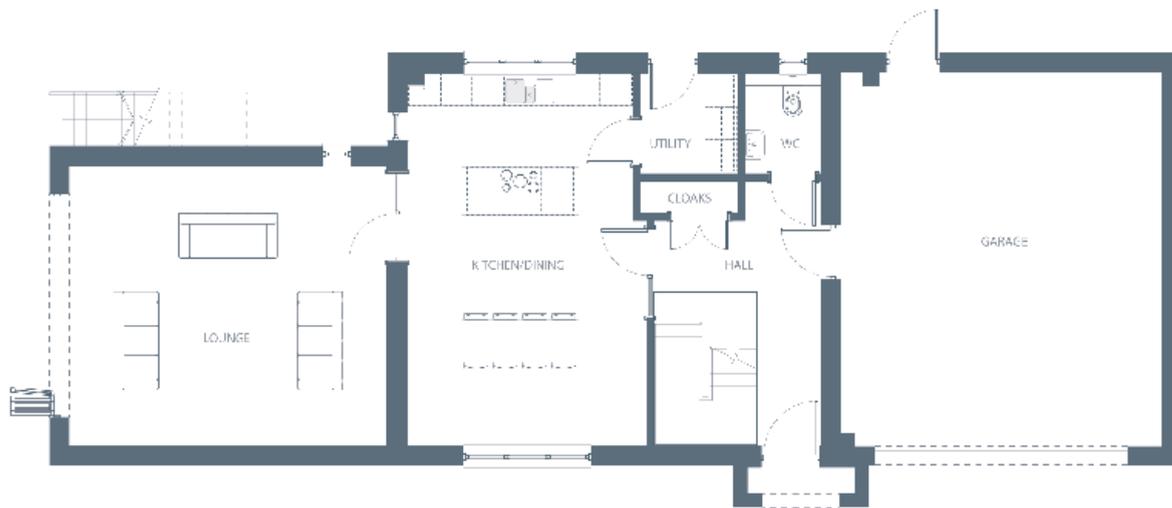
BI-FOLD KITCHEN/DINING/LIVING  
DOORS. ACCESS TO STUDY

BAY GREEN BESPOKE KITCHEN



PYNE



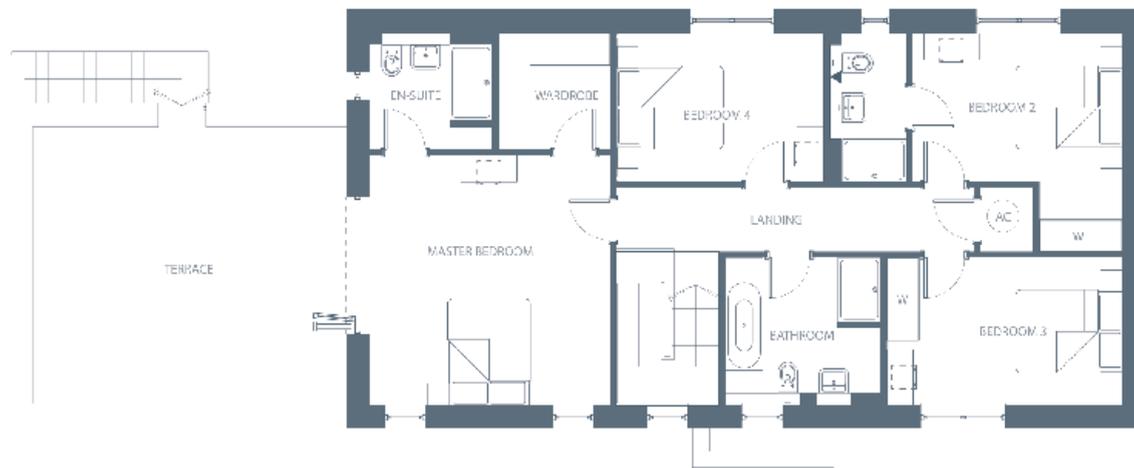


GROUND FLOOR

PYNE

GROUND FLOOR

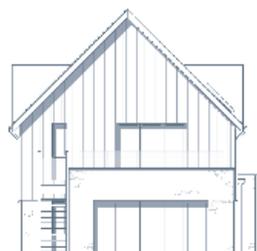
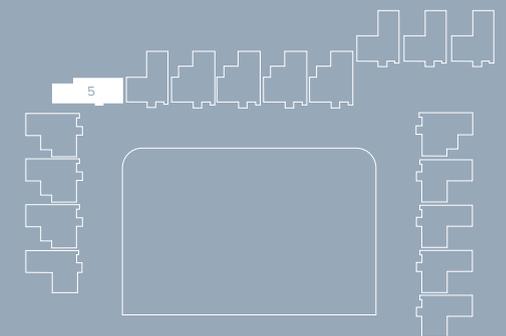
Kitchen/Dining	4,485 x 7,000mm	14'9" x 22'12"
Lounge	5,980 x 5,265mm	19'7" x 17'3"
Utility	1,830 x 1,880mm	6' x 6'2"
Garage	6,025 x 7,045mm	19'9" x 23'1"



FIRST FLOOR

FIRST FLOOR

Master Bedroom	4,515 x 4,695mm	14'10" x 15'5"
Mstr Bed En-suite	2,300 x 2,190mm	7'7" x 7'2"
Mstr Bed Wardrobe	2,100 x 2,190mm	6'11" x 7'2"
Bedroom 2	3,940 x 4,115mm	12'11" x 13'6"
Bed 2 En-suite	1,445 x 2,800mm	4'9" x 9'2"
Bedroom 3	4,430 x 2,770mm	14'6" x 9'1"
Bedroom 4	3,915 x 2,800mm	12'10" x 9'2"
Bathroom	2,915 x 2,770mm	9'7" x 9'1"
Terrace	5,905 x 5,210mm	19'4" x 17'1"



REAR ELEVATION

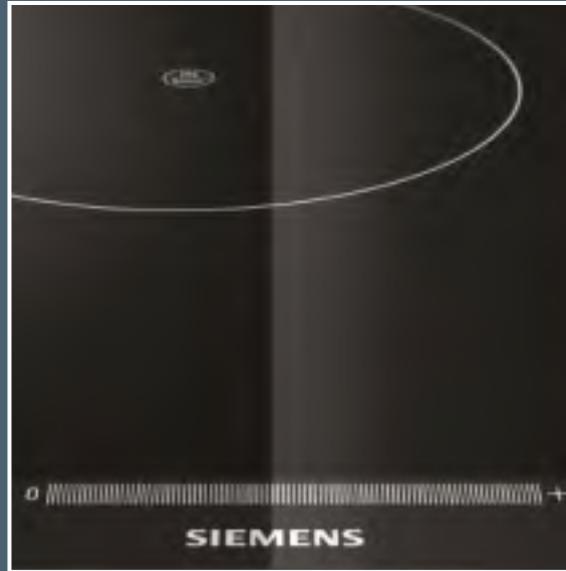
BI-FOLD LIVING ROOM DOORS.  
ACCESS TO ROOF TERRACE  
TOWARDS THE ESTUARY LEADING  
TO MASTER BEDROOM WITH  
BI-FOLD DOORS



REAR ELEVATION

ACCESS TO DOUBLE GARAGE AND ROOF  
TERRACE LEADING TO MASTER BEDROOM  
WITH BI-FOLD DOORS

## PEERLESS SPECIFICATION



### INTERNAL FINISHES & FEATURES

- Oak effect finish front door fitted mortice lock
- Feature hallway with vaulted stairwell open tread staircase with oak handrail and glass infill panels
- Engineered oak flooring and frameless glazed door to entrance hallway
- Log burner in family room with underfloor heating to ground floor
- Thermostatically controlled radiators on first floor
- Bespoke fully fitted wardrobes to master bedroom and bedroom 2 and 3
- Oak veneered internal doors with walnut inlay
- Aluminium bi-folding doors
- Ceramic floor tiles to kitchen, family/living, utility and cloaks

### KITCHEN

- Individually designed for Bay Green, Spitfire Bespoke Kitchen with corian worktops and glass splashbacks
- Integrated appliances to include Siemens hob, two ovens, and separate microwave, ceiling mounted extract, dishwasher and fridge freezer
- Free standing washer and dryer to utility room
- Free standing wine cooler

### BATHROOM & EN-SUITES

- White contemporary sanitary ware by Villeroy & Boch with polished chrome fittings by Hansgrohe
- Full height ceramic tiling by Porcelenosa to all walls with sanitary ware
- Multi-rail chrome towel warmer
- Amtico flooring
- Built-in feature mirrored cabinet, shelving and lighting to all bathrooms and master en-suites





#### ELECTRICAL & LIGHTING

- Contemporary style satin silver sockets and switches throughout
- LED downlighters to kitchen, living, dining, hall and landing
- 5 amp lighting sockets to living room

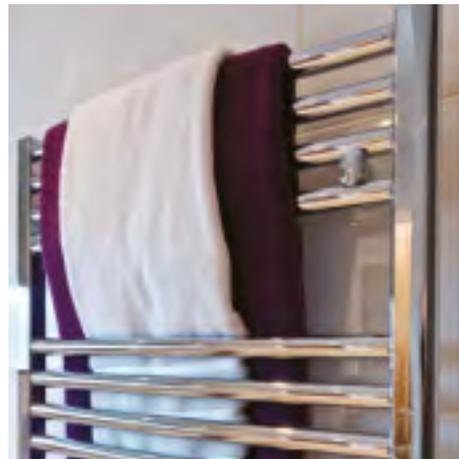
Spitfire Bespoke Homes carefully design properties and street scenes to be individual, selecting materials and specifications that are bespoke to a location. The opportunity to personalise internal finishes and specifications will be provided subject to the stage of construction.

## THOUGHTFUL DETAILS FOR MODERN LIVING



### MEDIA & COMMUNICATIONS

- Sound system hard wiring to family area, living room, kitchen and master bedroom suitable for Sonos system
- Integrated television reception system, digital terrestrial, Sky+ provision, DAB and FM radio including aerial and amplifier



### ENVIRONMENTAL DETAILS

- A-rated appliances and dual-flush mechanisms to toilets
- Energy efficient thermostatically controlled gas central heating with A-rated Worcester Bosch boiler
- Double glazed composite aluminium-clad timber windows providing a high level of thermal insulation & reduced heat loss
- Dusk to dawn sensors on external communal lighting



### SECURITY & PEACE OF MIND

- 10 year Premier Guarantee Warranty
- Installed alarm system with optional monitoring facility
- Lighting to external doors with PIR sensors



### EXTERNAL DETAIL

- Turfed garden areas with patios and pathways in grey Rippon paving
- External waterproof sockets and water tap to rear of property





## SPITFIRE BESPOKE HOMES

Spitfire Bespoke Homes is a forward thinking, modern, privately-owned property development company specialising in the construction of sustainable, high-quality bespoke residential dwellings. Part of the IM Group, Spitfire is passionate about design, sustainability and quality of construction, we have the skills, experience and creative flair to blend the latest trends in interior styles with practical modern day living. And because we are a niche house building company, we carefully consider each home as if it was our own. As important as the design, specification and construction of your new home is the ease of the purchasing process and quality of the after sales support. That's why when you reserve a new home with Spitfire we'll make the legal and financial procedures as smooth and hassle free as possible, delivering an excellent level of customer service both before and after you've moved in.

[www.spitfirepg.co.uk](http://www.spitfirepg.co.uk)



FOR MORE INFORMATION CONTACT:



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[stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)



**Francine Watson**  
0117 317 1999  
[knightfrank.co.uk](http://knightfrank.co.uk)

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## BAY GREEN

ELTON ROAD • CLEVEDON • SOMERSET

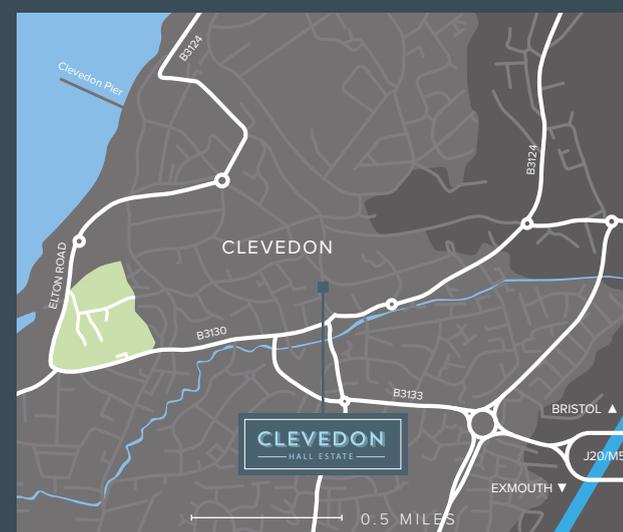
Bay Green is situated within the grounds of Clevedon Hall and is accessed via Elton Road.

The development is just five minutes from the M5 and a short 30-minute drive from Bristol.

Other locations accessible by road include: Cribbs Causeway Shopping Mall, 25 minutes; the Mendip Hills, 30 minutes; Cardiff, 1 hour and the North Devon coast, 1 hour and 15 minutes.

The nearby Yatton railway station offers two trains every hour to Bristol and Taunton, plus a direct service to London Paddington.

Bristol Airport provides direct flights throughout Europe and further afield, with new destinations being added continually.



[ClevedonHallEstate.co.uk](http://ClevedonHallEstate.co.uk)

**SPITFIRE** |  
bespoke homes