

Holly Lane Clevedon BS21 7AD

£1,100,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Bungalow - Detached



HOW BIG  
2560.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
Gas Central Heating



PARKING  
Garage and Carport



OUTSIDE SPACE  
One Acre



EPC RATING  
D



COUNCIL TAX BAND  
H

Set on the periphery of Clevedon this mid-century home, offers spacious and thoughtfully designed accommodation that takes full advantage of the breathtaking countryside views towards the Gordano Valley. The charm of this individually designed property is evident from the moment you step foot inside the welcoming reception hall, which immediately provides a glimpse of the picturesque landscapes that surround the area. With its well-planned layout and excellent presentation, Fingals is an exceptional home that sits on an acre of private gardens and woodland, creating a truly secluded and idyllic setting.

The interior of this remarkable home is both elegant and functional. The principal reception rooms, including a stunning sitting room with a feature fireplace, are strategically positioned around the reception hall. These rooms are perfect for entertaining guests, as they seamlessly connect with the garden room through large doors that open up to the beautifully landscaped gardens. Additionally, the formal dining room is conveniently linked to the well-appointed kitchen, which boasts a range of built-in appliances, Corian worktops, and ample storage space. The kitchen also benefits from an abundance of natural light, thanks to two skylights equipped with remote solar blinds. Completing this section of the property is a practical cloakroom and a spacious utility room. The separate hallway leading to the bedrooms is another well-thought-out feature. Here, you will find a modern shower room and four generously proportioned bedrooms, three of which offer spectacular views and come with built-in wardrobes. The master bedroom is a true retreat, featuring a spacious four-piece en-suite bathroom that adds an extra touch of luxury.

Moving outside, the expansive grounds of Fingals extend over an acre, encompassing both gardens and woodland. The driveway leads up to a parking area, a double garage, and an Oak framed carport. The living areas seamlessly flow into the outdoor space, where you can enjoy level lawns and a variety of established beds that follow the sloping lawn. Additionally, there is a timber studio that provides an ideal space for an office or hobbies room, while the heated pool, featuring a telescopic folding cover, is a standout feature that allows you to enjoy a refreshing swim.







Beautifully presented, individual home set within the picturesque Gordano Valley



#### 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.

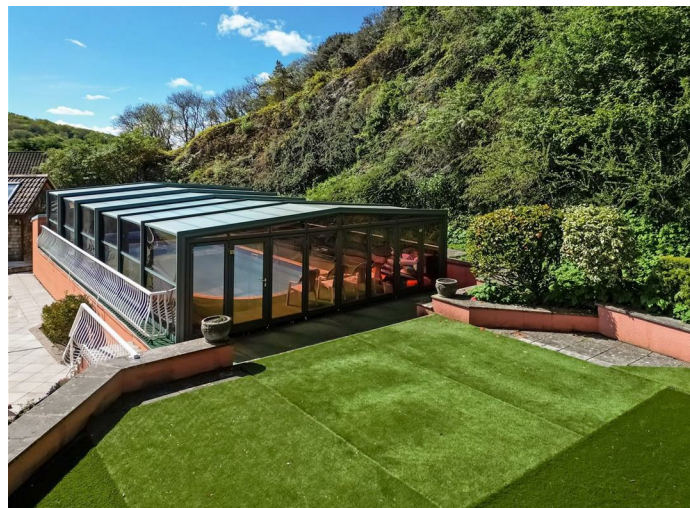
**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**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 £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included

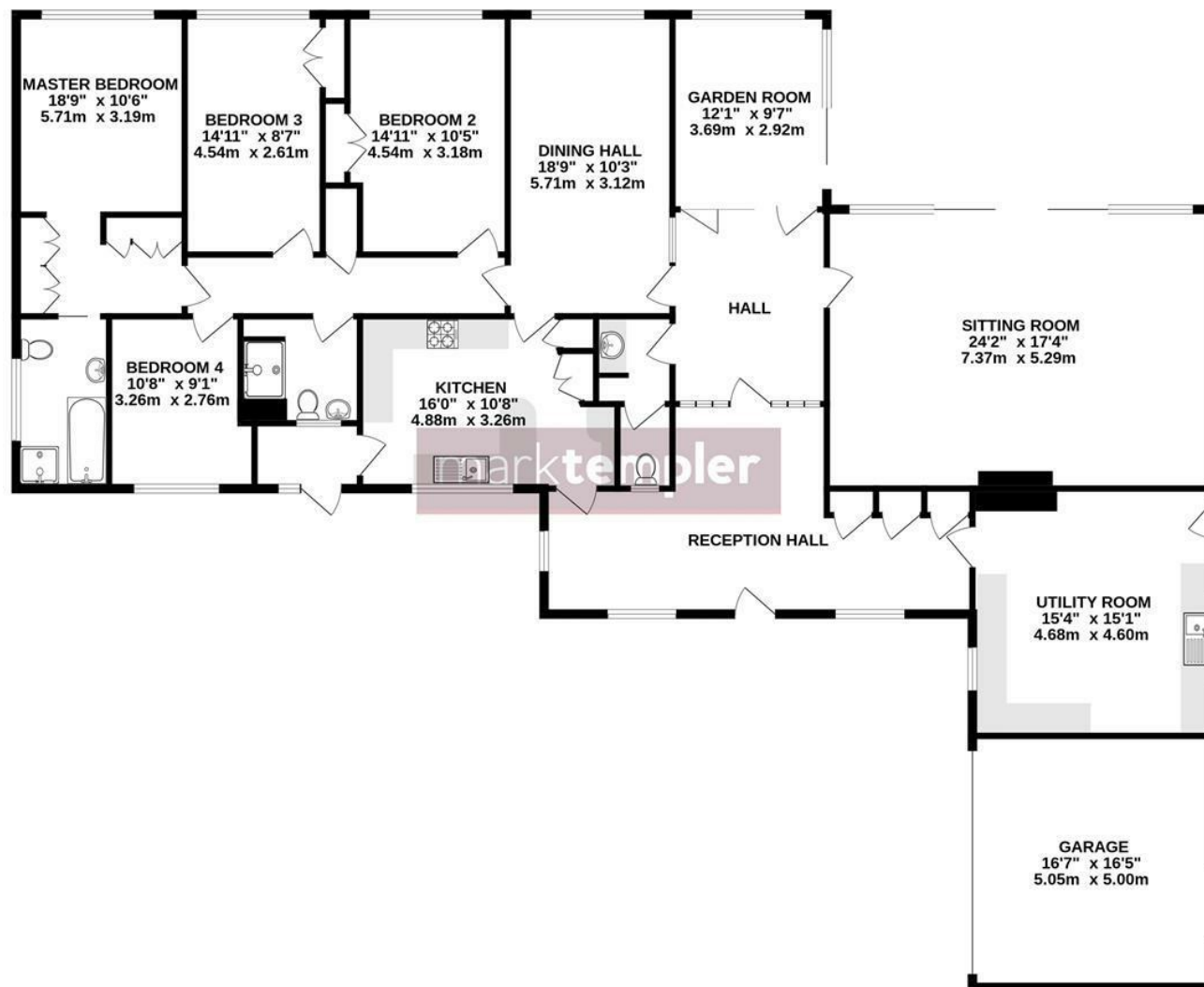


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TOTAL FLOOR AREA : 2560 sq.ft. (237.8 sq.m.) approx.

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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