

Littlecombe House 29 Highdale Road Clevedon BS21 7LR

£950,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Detached



HOW BIG  
2129.00 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
4



BATHROOMS  
3



WARMTH  
Gas Central Heating



PARKING  
Double Garage and  
Driveway



OUTSIDE SPACE  
Private Gardens



EPC RATING  
D



COUNCIL TAX BAND  
G

Littlecombe House is a unique property nestled in a private woodland setting, offering breathtaking views across Clevedon to the Mendip Hills. The house sits on a generous plot with landscaped gardens, complete with sweeping pathways that wind through the lush greenery. Over the years, the house has been thoughtfully extended to create a versatile family home, perfect for those seeking multi-generational living. The attached one-bedroom annex adds to the appeal of this property, providing additional space and privacy for extended family members or guests.

The main house boasts a welcoming hallway that leads to two spacious living rooms, each offering a unique charm. The sitting room features a dual aspect, allowing natural light to flood the space and showcasing the fabulous views outside. The second reception room, which has been used as a home office, can easily be transformed into a cosy family room for those with young children. A formal dining area adjacent to the kitchen/breakfast room provides the perfect setting for family meals and entertaining. Additionally, the ground floor includes a utility room, cloakroom, and cellar, offering practicality and convenience.

Upstairs, a galleried landing leads to a sun terrace and four well-proportioned double bedrooms, along with a family bathroom. The master bedroom is particularly impressive, boasting a generous size, an en-suite bathroom, and fitted wardrobes. The annex, accessed through the family room, features an open-plan layout on the ground floor, comprising a kitchen, dining, and lounge area with lovely garden views. A separate entrance hall from the lounge leads to the first floor, where a double bedroom and modern shower room complete the accommodation.

Outside the grounds surround the house on all four sides. They had been thoughtfully designed, featuring a network of pathways that seamlessly connect the lush lawn areas and enchanting woodland spaces. Privacy is a key feature of this property, as you will find numerous secluded seating areas scattered throughout the grounds. Adding to the allure, there is even a unique cave on the premises, providing a truly one-of-a-kind experience for those brave enough to explore! Additionally, a convenient driveway offers off-road parking, while a detached double garage and workshop provide ample storage space, making it perfect for individuals with hobbies or those in need of extra room for a home office.







## Versatile family home, perfect for those seeking multi-generational living



### 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



Up your street...



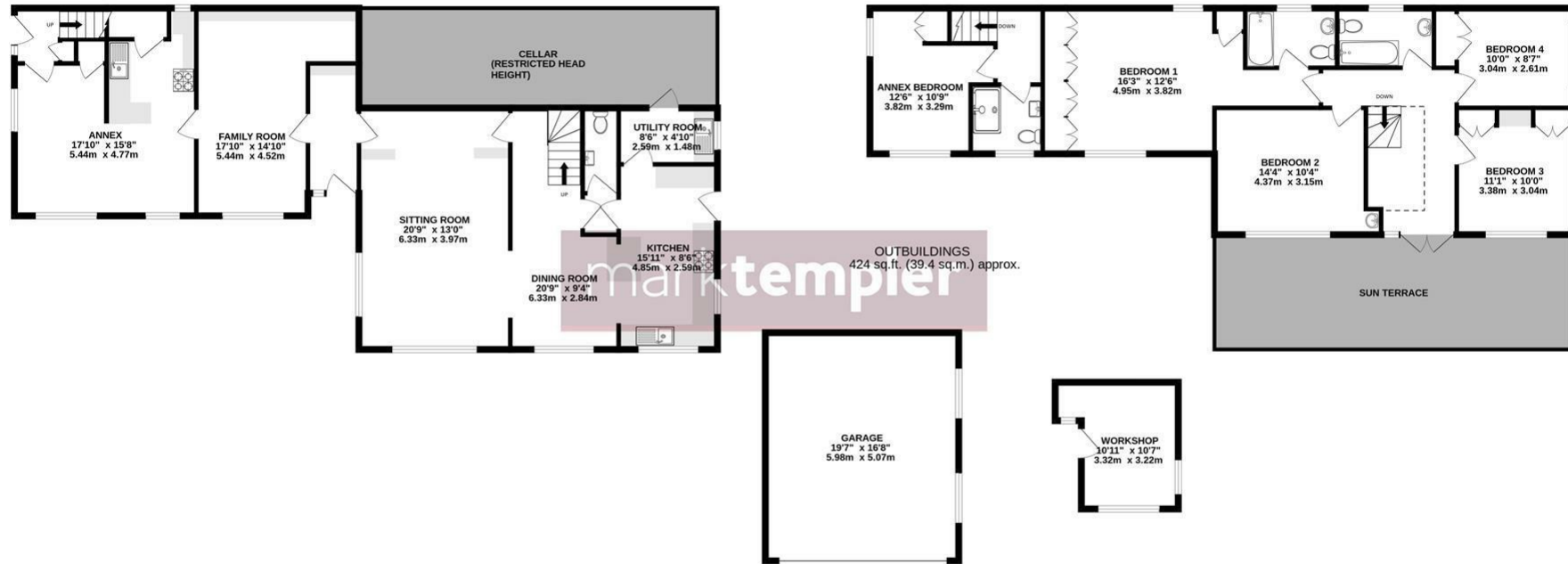
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GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 2129sq.ft. (197.8 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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