

Highdale Road Clevedon BS21 7LR

Offers In Excess Of £800,000

marktempler

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**  
Private gardens



**EPC Rating**  
D



**Council Tax Band**  
G



**Construction**  
Standard



**Tenure**  
Freehold



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

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.





## Material Information

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### UTILITIES

Mains electric, water and drainage. Gas central heating.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

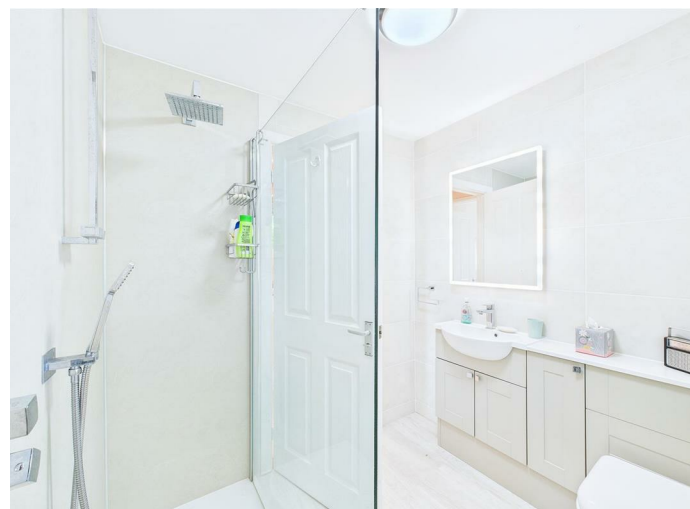
Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

### COVENANTS

We are aware that the following covenants are defined in 1971 deed:

- a) No buildings or erections other than one detached dwellinghouse with usual offices and outbuildings shall be erected on the property hereby transferred and the dwellinghouse shall be erected in accordance with the plans approved by the Transferor.
- b) The external plan or elevation of the said dwellinghouse shall not be altered or permitted or suffered to be altered nor shall any building or erection other than the said dwellinghouse be erected on the property hereby transferred without the consent in writing of the transferor or her successors in title owners for the time being of the adjoining property known as Old Dower House 31 Highdale Road Clevedon aforesaid.
- c) The transferee shall not at any time carry on or suffer or be carried on on the property hereby transferred or any part thereof any trade or business whatsoever or permit the same to be used for any purpose than as a private dwellinghouse and no trade or business shall be carried on on the property at any time.
- d) No building or erection other than a boundary fence shall be erected within a distance of 15 feet of the eastern boundary of the plot of land hereby transferred.

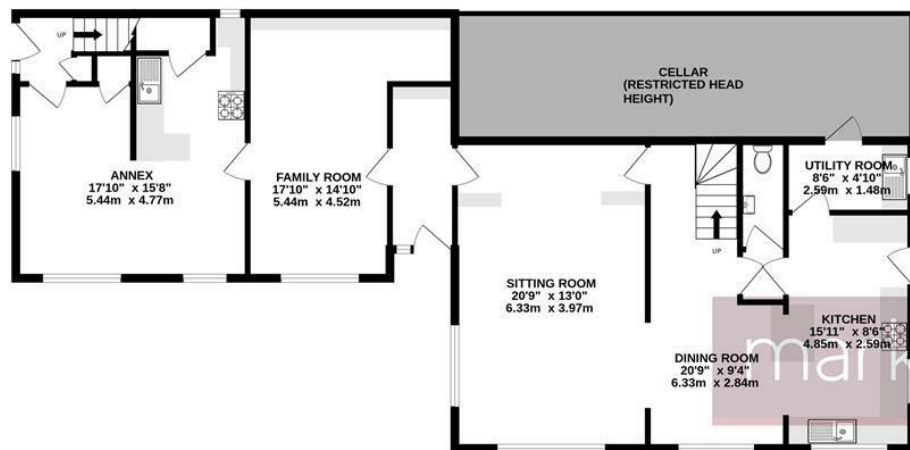


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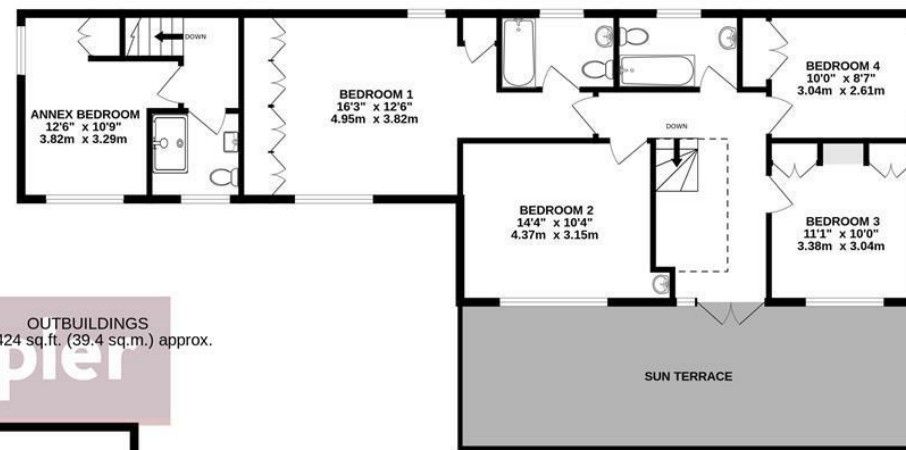




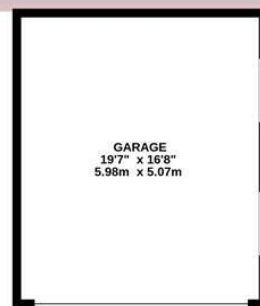
GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



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



OUTBUILDINGS  
424 sq.ft. (39.4 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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