

Linkside Clevedon BS21 7DD

£1,025,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
2382.00 sq ft



BEDROOMS
3/4



RECEPTION ROOMS
2/3



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage and Driveway



OUTSIDE SPACE
Private Gardens



EPC RATING
D



COUNCIL TAX BAND
F

Gable End Cottage, a hidden gem of a property is a converted 1860's coach house and stables. It has a gated driveway leading to a detached garage and extensive parking, and a fantastic tranquil private garden. The property has been beautifully enhanced by a recent addition of a stunning garden room with gothic windows and gable details to match the main house. Upon entering, the spacious hallway with limestone flooring, sets the tone for this wonderful property, oozing with character.

The spacious sitting room with high ceiling, is flooded with light and has a bespoke stone fire surround and woodburning stove. Leading on to the standout feature of this property, the Garden room for year-round enjoyment, with Limestone floor, Gothic triple glazed windows on three sides and wonderful views particularly over the back kitchen garden with its fruit trees and cottage garden planting. The formal Dining room again a gloriously light room with large feature window, could equally be used a fourth bedroom as it has a convenient adjacent shower/cloakroom.

The stunning fitted kitchen/breakfast room has impressive two-tone cabinetry, a fitted larder, pullout storage, double Belfast sink and preparation sink, dual fuel range and Quartz worktops. A third bedroom off the kitchen could equally be used as a further reception room offering great flexibility of use and completes the ground floor.

Upstairs the character of this property continues to shine through with sloping ceilings and dormer windows creating cosy light spaces. The principal spacious bedroom has fitted units and shares the well appointed four piece bathroom having ample fitted storage, with a further bedroom and separate study area. At the top of the stairs is a generous storage cupboard.

The garden with its winding paths, lawn, and woodland area offers wonderful tranquil spaces surrounded by nature. The 'Secret Garden', a unique sunken garden, provides wonderful entertaining space, with decked area and atmospheric lighting all created from the former swimming pool. At the head of this fantastic entertaining pace is a wonderful insulated and heated large cabin with its own cloakroom and kitchenette providing additional guest accommodation, or for leisure use or indeed the most fantastic place to work from home!







The wonderful large cabin in the “Secret Garden” has a kitchenette and cloakroom, and useful storage space on the mezzanine level. Outside there is a sunken garden with tiered planters, a sheltered space with built in seating for a firepit or barbeque, with steps up to the decked area.



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...



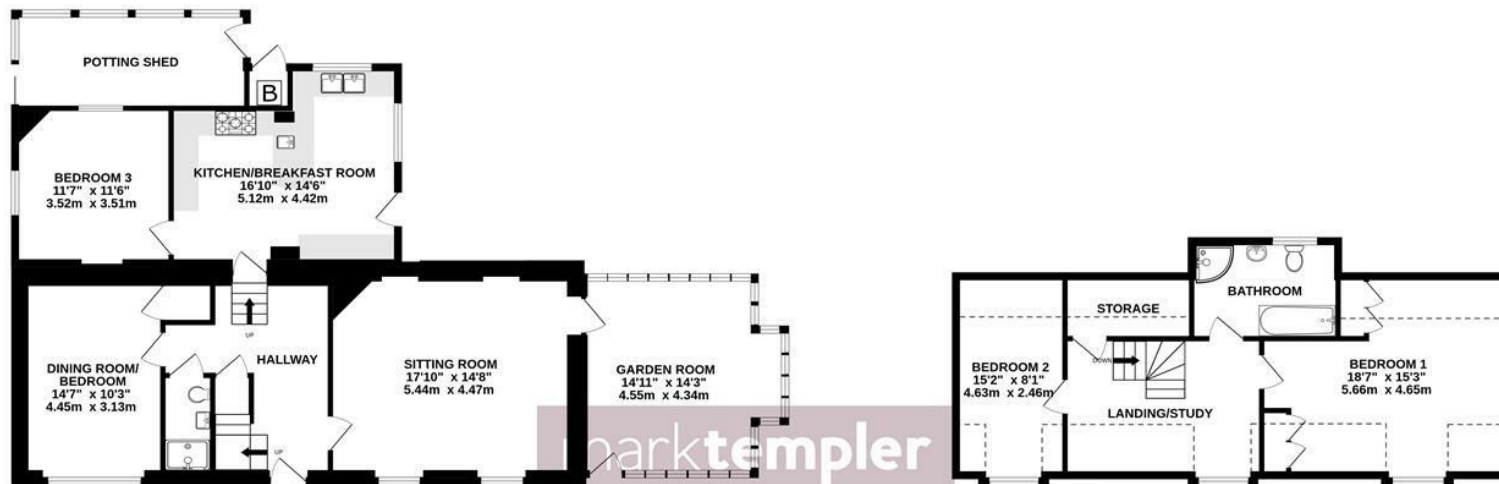
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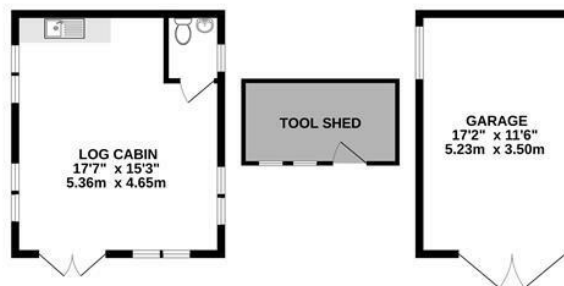


GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



OUTBUILDINGS
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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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