

Hill Moor Clevedon BS21 6UG

Guide Price £750,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
2846.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
3



WARMTH  
Gas Central Heating



PARKING  
Double Garage and  
Driveway



OUTSIDE SPACE  
Private Grounds and  
Outbuildings



EPC RATING  
Exempt



COUNCIL TAX BAND  
F



Dating back to the 16th century, Hill View Cottage is a Grade II listed property that exudes historical charm and character. This striking detached residence is nestled within generous grounds and boasts gated access and outbuildings, offering a sense of privacy and seclusion despite its central location within the town of Clevedon.

The property provides a level approach to the town centre and a wide range of amenities, making it an ideal home for those seeking a perfect blend of tranquility and convenience. With four bedrooms and over 2,000sq ft of living space, this home is a true gem.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious sitting room featuring a stunning inglenook fireplace with a wood-burning stove. The room is flooded with natural light, thanks to two sets of glazed doors that open to the timber-framed conservatory, creating a seamless connection between indoor and outdoor living spaces.

The ground floor also includes a third reception room/fourth bedroom, a traditional formal dining room with a second stone inglenook fireplace, a farmhouse-style kitchen with a wide range of units, and a contemporary utility room. Additionally, there is a modern shower room, providing convenience and functionality. The first floor of the property boasts a modern family bathroom and three further double bedrooms, all of which overlook the delightful gardens and feature built-in wardrobes. The principal bedroom also benefits from an en-suite shower room, adding a touch of luxury to the living space.

Outside, the property offers ample parking with a gated driveway, a double garage, and a home office/studio. The South-facing gardens are predominantly laid to lawn and are enclosed by a collection of mature trees, providing privacy and a sense of tranquility. Two timber gazebos, one housing a hot tub and the other offering stunning views over the gardens and cottage.













Nestled away in its own oasis, a period cottage sitting in extensive gardens



#### 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





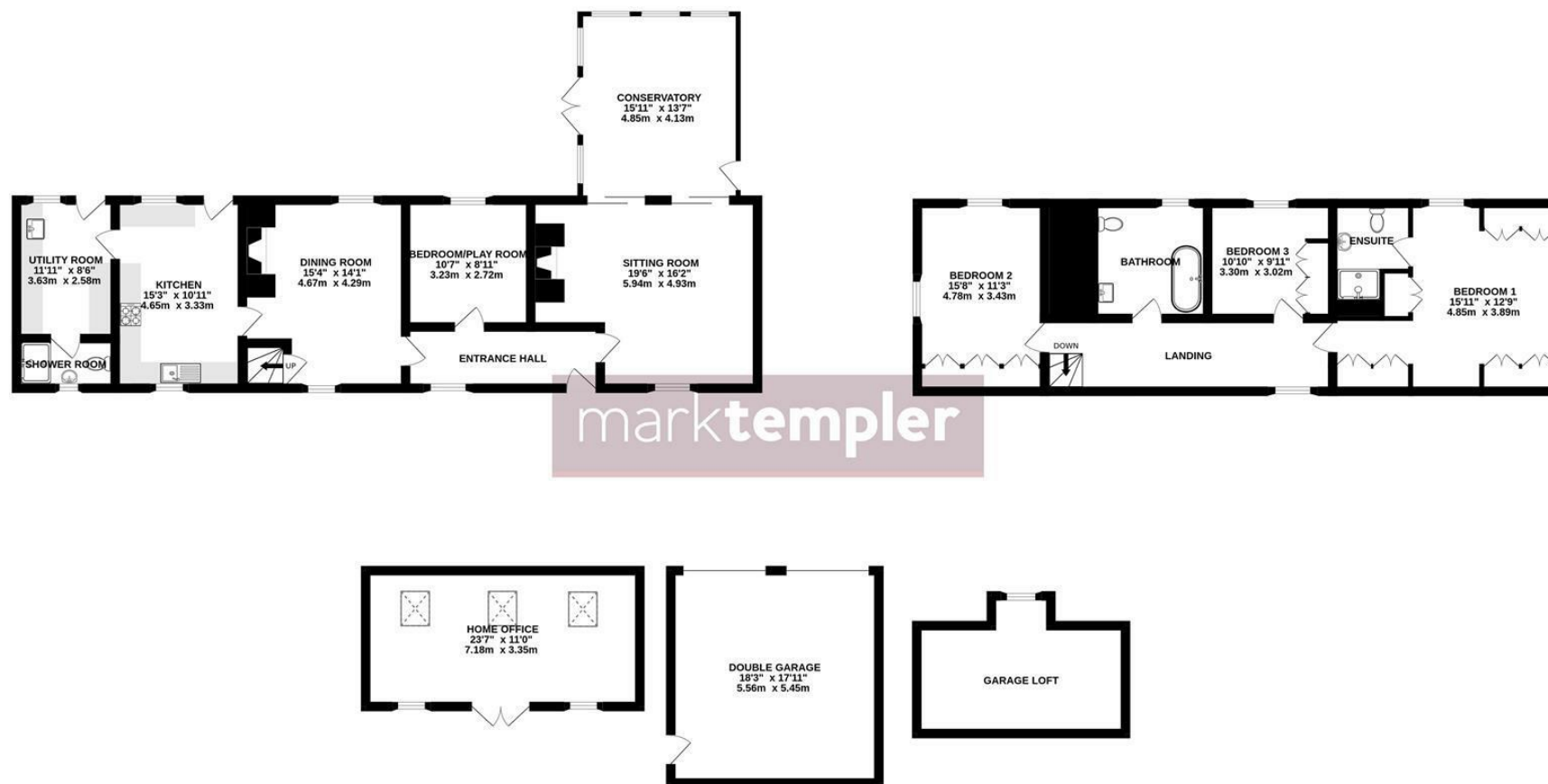
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TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.

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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