

Hill Moor Clevedon BS21 6UG

£700,000

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**  
Private grounds and  
outbuildings



**EPC Rating**  
Exempt



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold



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

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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

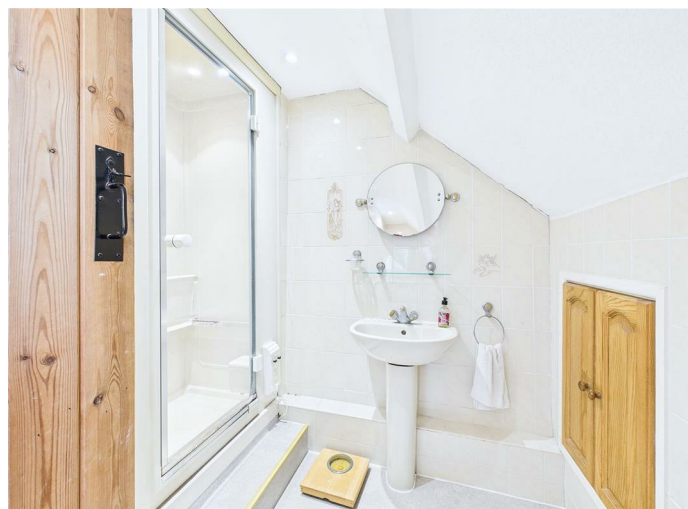
### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

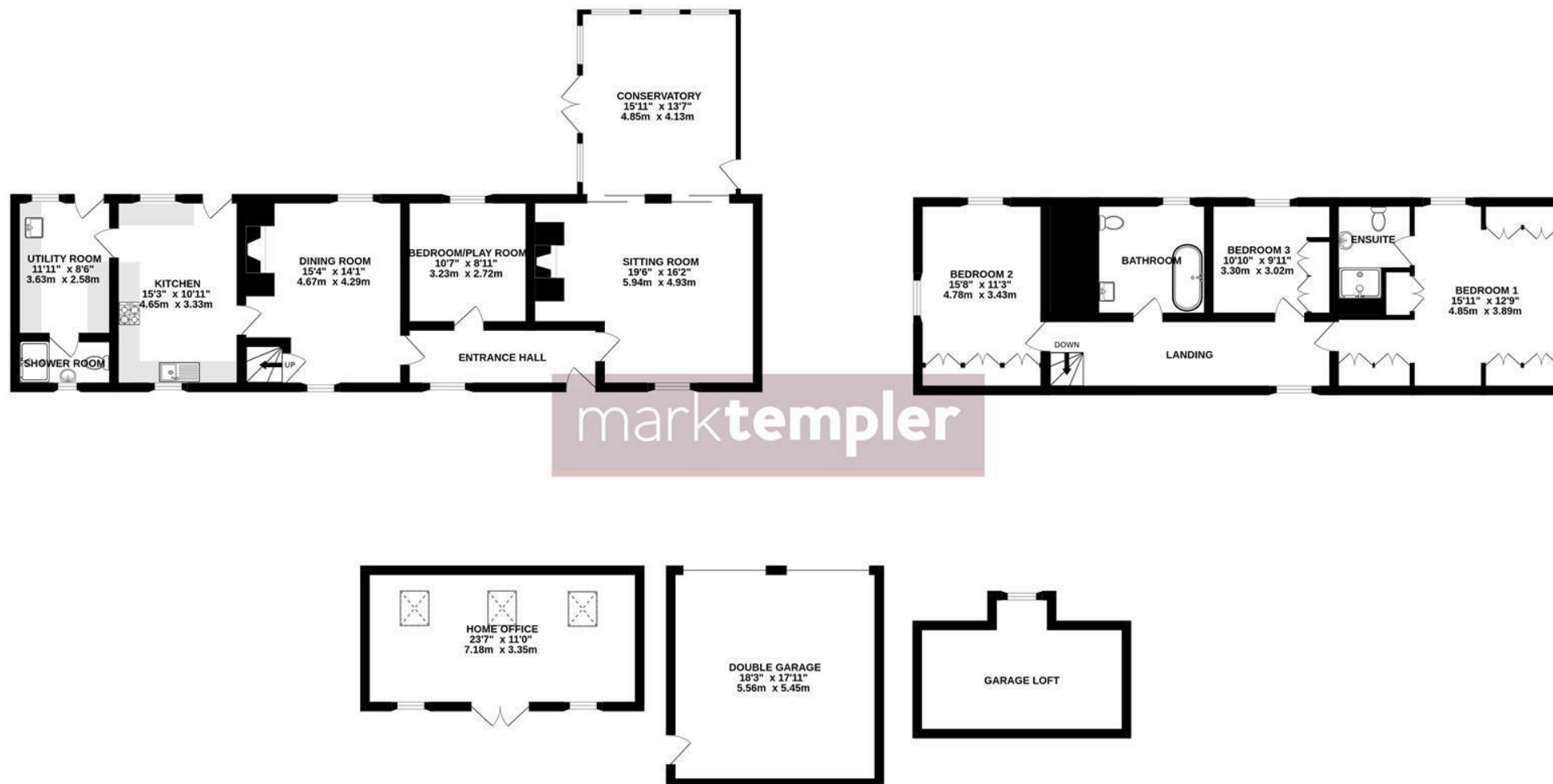
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires



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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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