

Wellington Terrace Clevedon BS21 7PT

£1,300,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2561.00 sq ft



Bedrooms
4



Reception Rooms
5



Bathrooms
3



Warmth
Gas Central Heating



Parking
Double Garage



Outside
Front and Rear



EPC Rating
C



Council Tax Band
F



Construction
Standard



Tenure
Freehold





Perched above Wellington Terrace, Clevedon, Ladyewood is an exquisite 1920's detached residence, set within private, gated grounds, offering a serene and secluded retreat. Over the years, the current owners have significantly extended and enhanced both the home and its surroundings, creating a perfect family sanctuary.

The accommodation boasts plentiful reception rooms, designed with both versatility and luxury in mind. At the heart of the home is the spectacular kitchen, dining, and family room—a truly showstopping space flooded with natural light from its dual aspect design and stunning roof lantern. Designed and installed by Spillers of Chard, the kitchen features high-end appliances and a well-thought-out layout ideal for entertaining.

Across the ground floor, five reception rooms provide incredible flexibility, offering ample space for family life while allowing everyone to enjoy their own areas. Two staircases lead to the first floor, where the guest quarters include two double bedrooms and a beautifully fitted shower room. The original staircase rises to the luxurious master suite, complete with a walk-in wardrobe and en-suite, alongside another spacious double bedroom and a contemporary family bathroom featuring a freestanding bath and large walk-in shower.

Outside, the extensive landscaped grounds wrap around the home, offering thoughtfully designed spaces. The approach is framed by a bluebell woodland, leading to a detached double garage. The front features a circular lawn, a majestic koi carp pond, and a hexagonal summerhouse, fondly named the "Lockdown Inn." Additional outbuildings include a gym and garden store, while the rear garden is laid to lawn with multiple patio areas designed for relaxation and outdoor entertaining. The planting throughout has been carefully considered to ensure privacy and year-round interest.

Laydewood is a truly remarkable home, not only for its exceptional presentation and thoughtful design but also for the high-quality craftsmanship evident throughout. A rare opportunity to own a home that blends period elegance with contemporary luxury in one of Clevedon's most desirable locations.



Elegant home with luxurious modern touches and serene private grounds



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, water and drainage. Gas central heating. This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Virgin Media is available with a download speed of 516mbps - Ultrafast broadband with speeds of up to 1,000mbps are on there way via Truespeed.

Mobile coverage is limited to likely.

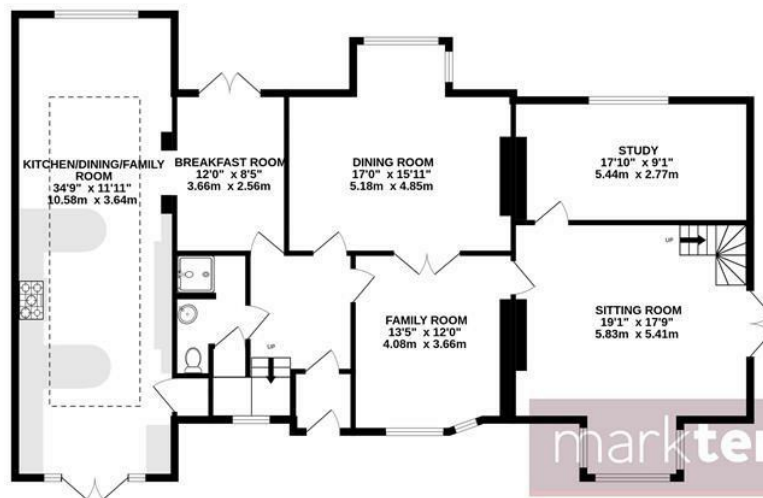
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



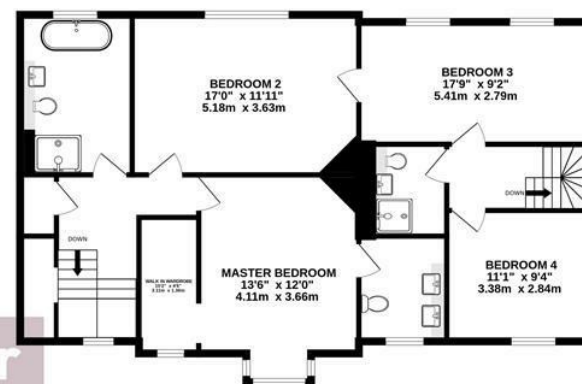
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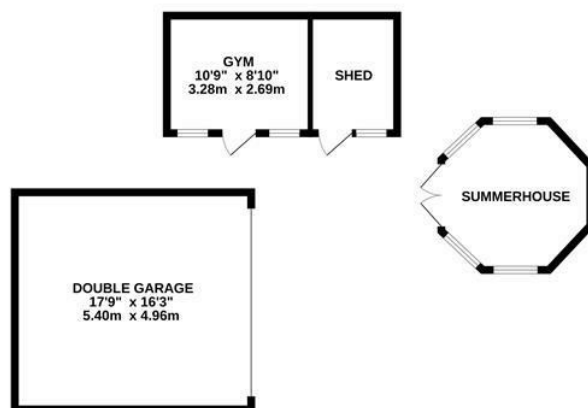
GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



OUTBUILDINGS
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 2561sq.ft. (237.9 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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