

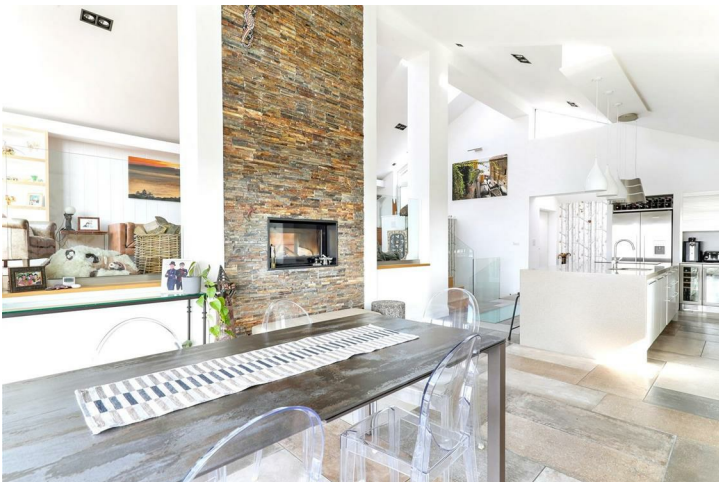
Dial Hill Road Clevedon BS21 7HL

£1,400,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2040.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
Air Source Heat Pump



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
B



Council Tax Band
F



Construction
Standard



Tenure
Freehold





Standing atop Clevedon's hillside, Treetops was constructed in 2013 under an eco-home brief; the property features a wide range of green energy solutions and has been cleverly designed to ensure all principal rooms enjoy picturesque views both across the town to the coast and country beyond. A combination of windows and bi-folding doors open to the glazed balconies and terraces, blurring the lines between inside and out.

The fittings throughout this home are of immense quality, featuring Porcelanosa bathrooms and tiling, a beautiful contemporary kitchen complete with Neff appliances and Corian island, internal structural glazing and oak staircases. Another of the wonderful features is the dual-sided and inset wood-burner, featured in the sitting room and dining area.

The generous and expansive accommodation offers some 2,000 sq ft across four split levels. Designed with the views in mind, the living space is situated on the upper floors with a cathedral-like vaulted ceiling. The open plan living space centres around the beautiful kitchen, however is divided by architectural features denoting a dining space, sitting room and study. The entrance floor is completed by a luxury cloakroom. The beautiful oak and glazed staircase leads to the lower floor where there are three generous double bedrooms and complemented by two Porcelanosa bathrooms. The principal room benefits from a walk-in wardrobe and private access to the main bathroom. The final two rooms on this floor comprise a utility room and a store/wine cellar.

Outside there are many places from which the views can be enjoyed from the glazed balconies to the patio and terraces. An extensive driveway leads down the side of the house and links up with the detached garage and workshop. A staircase to the rear of the patio leads down to the secret garden. An array of established trees are set in terraces with intertwined woodland pathways and steps.

The house features an array of eco credentials with underfloor heating featuring throughout-partnered with an air source heat pump, solar panels on the south roof, battery storage and a rain water harvesting system all combine to lower the home's carbon footprint.



This architecturally designed eco home has extras which money just can't buy – including breathtaking views over Clevedon towards the Bristol Channel.



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

Shared sewage pump station

Solar panels and battery system

Air source heat pump and underfloor heating

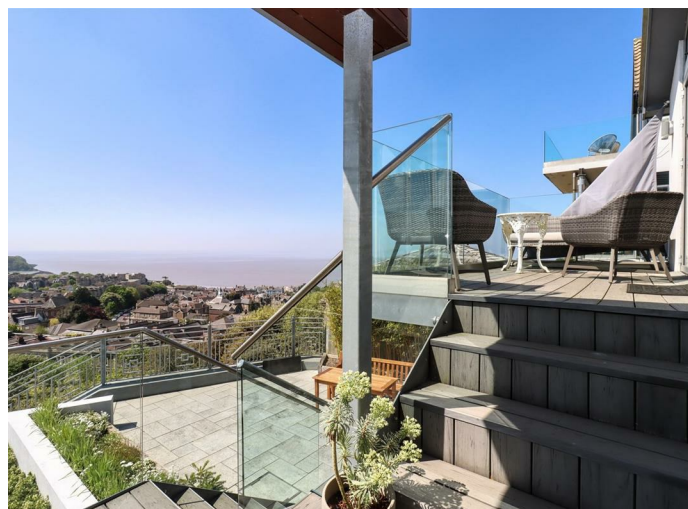
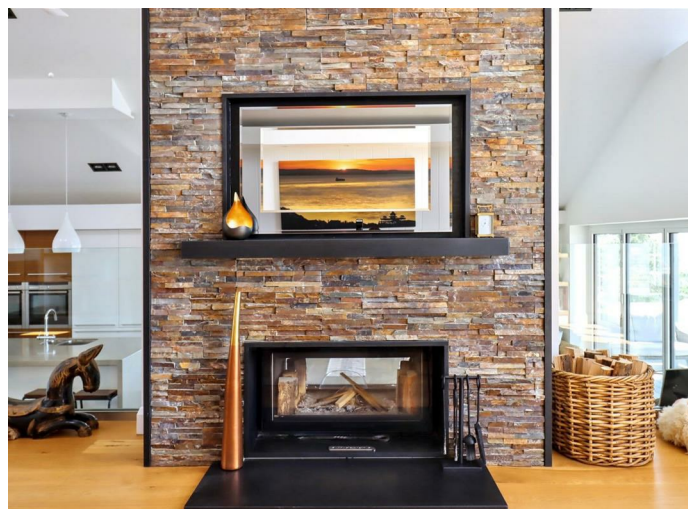
This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

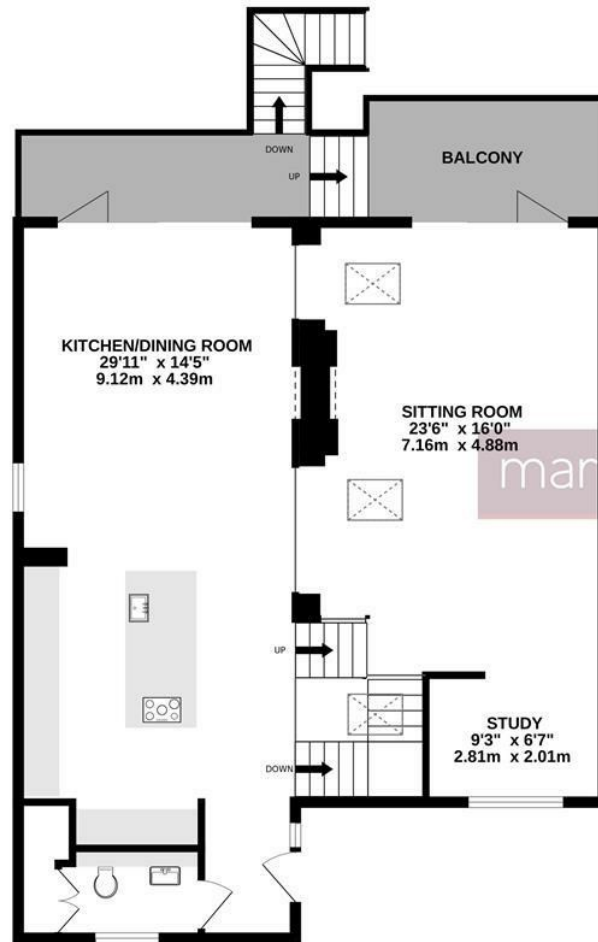
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



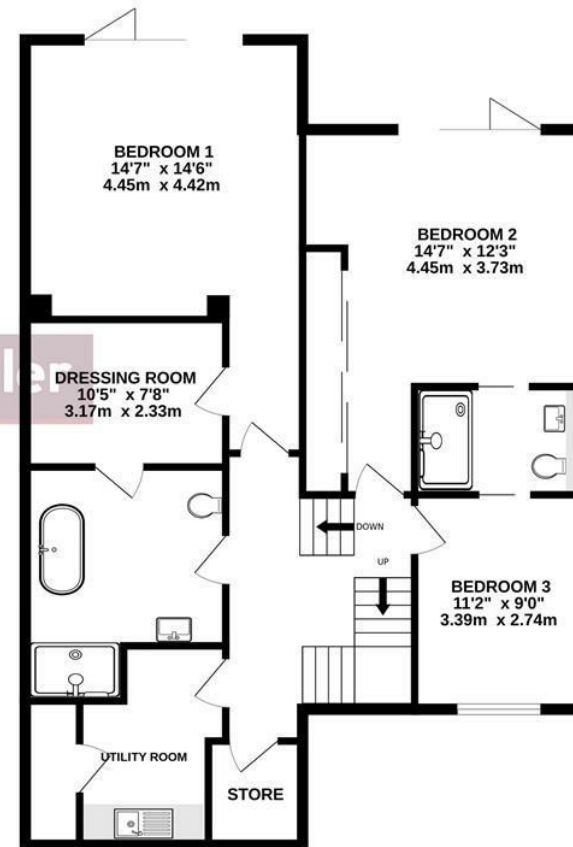
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GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



LOWER GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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