



West View House

Claverham, Bristol

A charming, detached 17th century country home with substantial mature gardens, driveway parking, studio and garage nestled in the heart of Claverham with easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

Services: Mains electricity, Oil central heating and private drainage

- Approx 2,836 Sq Ft Of Accommodation Including Outbuildings And Garaging
- Quintessential Country Home With Appealing Traditional Features
- 3/4 Bedrooms And 3 Bathrooms
- 3 Free Flowing Reception Rooms
- Garden Studio
- Large, Tranquil And Private Garden
- Carport And Large Double Garage
- Driveway Parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







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West View House is a delightful, traditional detached country cottage, believed to date back to the 1700s. Featuring cream-washed stone elevations and contrasting clay roof tiles, the property sits centrally within a lovely garden. Extended over the years, it now offers spacious family accommodation with 3–4 bedrooms, 3 bathrooms, and 3 inviting reception rooms that reflect the character of the period. Charming features include beamed ceilings, recessed windows with seating, latched wooden doors, and inviting fireplaces.

A welcoming front door opens to an entrance porch, leading directly into a very spacious sitting room. This delightful space boasts a beamed ceiling, deep recessed windows with window seats, and an attractive inglenook fireplace with a bread oven and inset log burner. As the heart of the home, this space also connects to the dining room, which exudes character with exposed beams and a stone fireplace.

A door from the dining room leads into the kitchen, which features gorgeous flagstone flooring that complements the fully fitted units. The kitchen includes an integrated cooker, fridge, and freezer, along with space for a dishwasher, all while enjoying a lovely aspect overlooking the rear garden.

The flowing layout continues into the family room, a bright and airy space enhanced by large windows and French doors opening to the garden. This room offers flexibility, accommodating both a living area and an informal dining space.

A large utility/boot room completes the ground floor, featuring a durable tiled floor, ample space for a washing machine, tumble dryer, and fridge freezer, as well as a downstairs cloakroom with shower facilities.





A traditional latch door from the sitting room conceals a staircase leading to the first-floor landing. Two bedrooms are located here, along with a principal suite comprising a spacious double bedroom, a dressing room (which could be adapted as an additional double bedroom or nursery), and an en-suite shower room. All the bedrooms include built-in storage, and a family bathroom with a white three-piece suite is also located on this floor.

Outside

West View House is set centrally on approximately 0.8 acres of land. The front garden is designed with mature hedging, a lawn, and a sweeping driveway that offers ample parking and leads to a double carport. To the left, the driveway extends to a spacious double garage with room for vehicles, a workshop, and eaves storage. On the right-hand side of the property, there is also a garden studio.

The rear garden is thoughtfully divided into distinct areas. Adjacent to the house is a large terrace, ideal for outdoor dining and entertaining. Several pergolas adorned with wisteria and clematis surround a wildlife-friendly pond, which attracts various species, including a family of woodpeckers. Beyond the pond, there is a kitchen garden with a greenhouse, raised beds, and an evergreen hedge that separates it from an orchard. The orchard is home to apple, plum, pear, and walnut trees, providing a productive and tranquil retreat.



Location

Claverham is an attractive village nestled in the countryside of North Somerset with an inviting setting providing rural tranquillity. There is a primary school in the village and secondary schooling at the highly regarded Backwell school. Claverham village hall hosts a number of events and clubs throughout the week and incorporates The Tannery Bar – open daily from 7-11pm. for more facilities the nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreation. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol airport (6.5 miles) mainline railway services at Yatton (1.9 miles), with journey times to London Paddington from 112 minutes.

(All distances/times approx.)



West View House, Lower Claverham, Claverham, Bristol, BS49



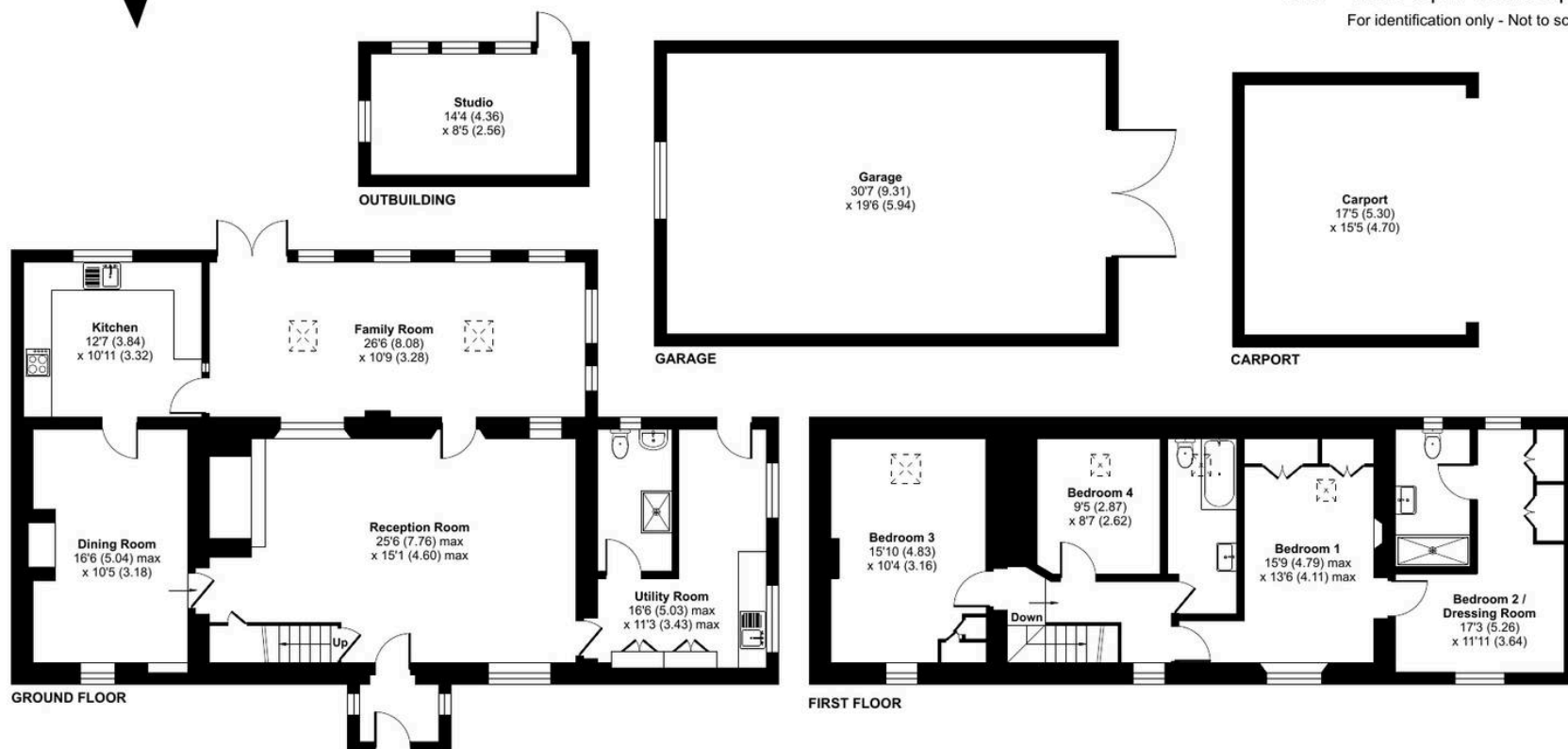
Approximate Area = 2121 sq ft / 197 sq m

Garage = 595 sq ft / 55.2 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 2836 sq ft / 263.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1231034

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