

# 9 Argyle Road

Clevedon, Somerset



# A beautifully presented 20th century house with a contemporary interior, situated in the sought after Ladye Bay area, with views across the Channel to the Welsh Coast.

Bristol 13.4 miles Yatton Rail Station 5.6 miles Bristol Airport 10.5 miles M5 (J20) 4.2 miles  
Cribbs Causeway Regional Shopping Centre 15.4 miles.  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance porch | Staircase Hall | Open plan Breakfast kitchen/Family room | Sitting/Dining room  
Utility room | Cloakroom | Bedroom with en suite Dressing area and Shower room

**First Floor:** Principal bedroom with en suite bathroom and two walk-in wardrobes | 3 further bedrooms  
Gallery study/dressing room | Family bathroom with shower

### Garden and Grounds

Integral double garage | 2 parking spaces | Private gardens



## Situation

(Distances and times are approximate)

Argyle Road is situated in the much sought after area of Ladye Bay and just south of Clevedon Golf Club. It is within walking distance of Hill Road where there are a number of independent shops, boutiques, restaurants, a supermarket and coffee shops. The views from the rear of the property, particularly the first-floor principal bedroom suite, are superb with an extensive outlook over the Bristol Channel to the Welsh Coast.



Schooling is available at a number of primary schools in Clevedon. Clevedon Academy is Ofsted rated as good, and outstanding for personal development. Private schooling available at The Downs Preparatory School in Failand, and there is an excellent choice of schools in Bristol.



## The Property

The house was built in 1993 and is part of an award winning development. Number 9 is in an attractive corner position and forms part of three properties in a small semi circular close.

The interior is extremely well presented, very light, and imaginatively designed. A contemporary atmosphere is created by a large amount of window space, vaulted ceilings, especially along the south west elevation, and a glazed roof in the dining area.

The particularly striking open plan breakfast kitchen was refitted in 2024. It has a central island with breakfast bar and a square archway leads into the family room. Integrated appliances include double oven, hob, dishwasher and fridge/freezer. There is a wood effect floor and a French door opens into the garden. The attractive sitting/dining room with wood effect floor combines the contemporary with the traditional. The sitting area has an open fireplace with stone surround, and the dining area with its glazed vaulted roof, opens to the garden. There is also a guest bedroom suite on the ground floor with built in wardrobes.

The staircase hall has a split staircase with one flight of stairs leading to the principal bedroom suite with two walk in wardrobes and an en suite bathroom. The views across the Channel to the Welsh coast are superb.

The second staircase leads to a gallery study/dressing room and bedroom. There are two further bedrooms and a family bathroom.



## Outside

The property is approached over block paving providing parking for two cars in front of the integral double garage with two electrically operated up and over doors. There is a deep border planted with ornamental shrubs and a pathway leads to the rear garden.

The private and enclosed rear garden principally lies to the southwest and northwest of the house and is laid to level lawn with shaped borders planted with a variety of shrubs, and a lavender border. There are mature trees, a paved area outside the dining and kitchen area which is ideal for entertaining, and two built in benches along the southwest boundary wall.

## Property Information

**Tenure:** Freehold

**Services:** All mains services are connected, gas fire central heating, double glazed windows.

**Local Authority:** North Somerset Council:  
01934 888 888

**Council Tax:** Band G

**EPC:** C

**Guide Price:** £1,050,000

**Directions (BS21 7BP):** From the Ladye Bay direction, turn into Argyle Road. Turn right into the close between brick pillars. No 9 is seen immediately ahead.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

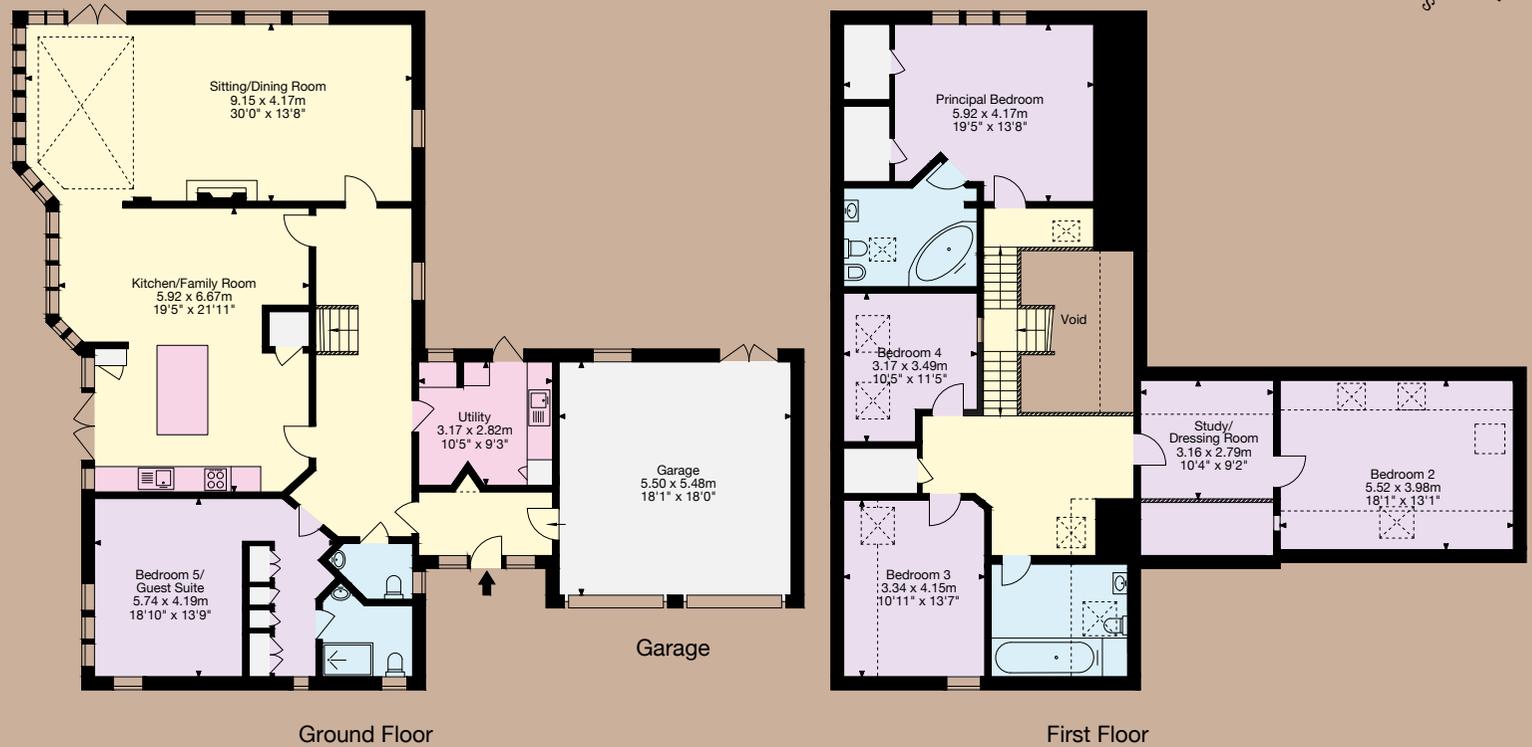
Approximate Gross Internal Floor Area

Main House: 260 sq m / 2,798 sq ft

Garage: 30 sq m / 322 sq ft

Total Area: 290 sq m / 3,120 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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