



Cleeve Hill Road, Cleeve
£395,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 1

Box Cottage is a beautifully presented two bedroom detached cottage with an additional study/home office, full of character and thoughtfully updated by the current owners. Nestled on the sought-after Cleeve Hill Road, the property enjoys views over protected fields and woodland forming part of a Site of Special Scientific Interest (SSSI)— currently home to a small herd of alpacas — and combines period charm with modern comfort.

The approach to the cottage sets the tone, with a wooden stable door beneath a traditional oak porch and a thoughtfully planted frontage that enhances both privacy and kerb appeal. The garden includes two seating areas and a pond, creating a lovely spot to relax and enjoy the peaceful setting.

Inside, the living room is an inviting space filled with warmth and character, featuring an impressive inglenook fireplace with a log-burning stove, exposed stone walls, and solid oak window seats that highlight the home's late 18th century heritage.

The kitchen blends traditional style with practicality, fitted with solid wood worktops and limestone flag flooring, plus an integrated oven, induction hob, and space for a dishwasher.



Upstairs, the principal bedroom is a generous double with views across The King's Wood and Urchin Wood on Cleeve Hill, while the second bedroom is equally well presented and filled with natural light from the double aspect. A third room offers versatility as a study, home office, or occasional guest space, benefitting from the same charming outlook. The shower room has been finished to a high standard, with quality fittings, a large walk-in shower, built-in cabinetry, and a heated towel rail.

To the rear, there is a small, fully enclosed space providing secure storage for logs, bicycles, or garden tools. While compact, it is private and well maintained — ideal for its current use.

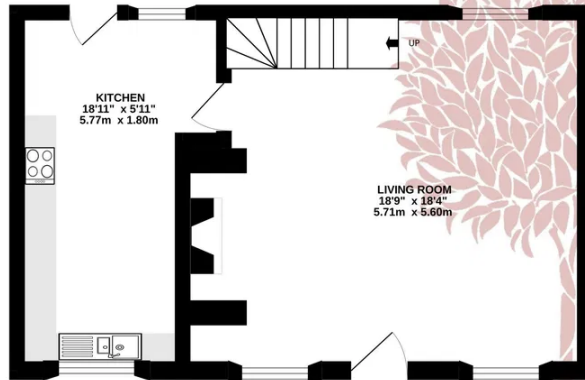
The property has a parking space directly outside, with additional on-road parking available along Cleeve Hill Road.

Within just a few minutes' walk lies Goblin Combe Nature Reserve, a stunning protected landscape of woodland and limestone cliffs — perfect for hiking, dog walks, and enjoying the countryside.

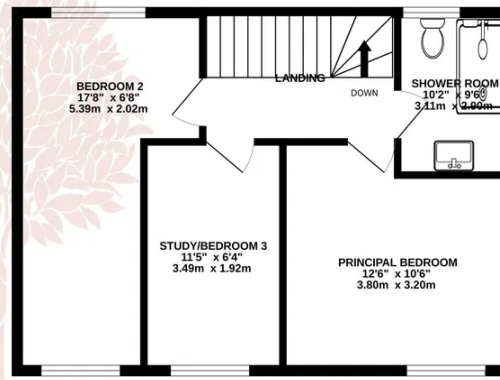
Box Cottage has been fully refurbished within the past six years, offering the charm of a period home with all modern comforts, including new double-glazed windows, gas central heating, and smart heating control for year-round efficiency.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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.
Made with Metropix ©2025

What we love about the property ... We think Box Cottage is a home that captures the essence of semi rural living, offering charm, comfort and a beautiful setting, all wrapped up in a property that is as immaculate as it is inviting!

Situation: The village of Cleeve in North Somerset is situated between Weston-super-Mare and Bristol, just off the main A370 with its associated public transport links. Bristol is within easy daily commuting distance, there is a mainline railway station at nearby Yatton, and Bristol Airport is a short drive away. Primary schooling is at nearby Court de Wyck school at Claverham and secondary schooling is at Backwell (much acclaimed). The village has local facilities incl. shops, dental practice, two takeaways, petrol station with shop, restaurant and hairdressers, and a village hall with lots of events. Local sports facilities are available at King George V playing field which is used for any dog walkers, with Cadbury House a few minutes' drive away and there is beautiful countryside and lovely walks in the area including the stunning Goblin Combe within a few minutes' walk.

Directions: From Touts in Cleeve, head southwest along Cleeve Hill Road. Continue up the road and Box Cottage will be found a short distance along on the left-hand side, identified by its attractive frontage and wooden porch.

What3words: ///trying.improvise.invite

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: D

