



All Saints Cottage, Strawberry Hill, Clevedon, BS21 6AF

£575,000

Steven
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This highly appealing Grade II Listed "chocolate box" cottage situated in the picturesque Swiss Valley area of Clevedon is certain to delight and surprise in equal measure! Proudly sitting in the most magical of gardens and utterly charming both inside and out, the property boasts a wealth of character features and points of interest that will captivate even the most discerning of buyers. The accommodation itself is set over two floors and offers a good amount of space which is both practical in layout and traditional in its design and appearance. The ground floor is host to a welcoming sitting room where a stone built fireplace with woodburning stove takes centre stage, a more formally dressed lounge and dining room and fitted kitchen designed to be in keeping with the character of the cottage. In addition, there is a useful conservatory/study, gardener's room and utility. To the first floor, there are three well proportioned bedrooms and a family bathroom complete with separate shower. Outside, simply beautiful and lovingly tended gardens offer an array of mature plants for year round colour, expansive lawn, seating area and a feature pond with adjacent summerhouse. Those with green fingers will be in paradise! Clevedon's Swiss Valley is an ever popular spot for buyers with easy access to excellent schools, pretty woodland walks and an M&S

convenience shop, The town centre is just a short distance further as is access to the M5 motorway network for travelling either North or South. This is a truly special and inviting home and presents a wonderful opportunity!

Accommodation (all measurements are approximate)

Entrance

Front door opens to:

Sitting Room 14' 7" x 12' 0" (4.44m x 3.65m)

An impressive stone built fireplace incorporating a wood burning stove takes centre stage, sash windows looking out onto the gardens with window seat. Door opens to:

Dining Room 12' 1" x 12' 0" (3.68m x 3.65m)

Measurements exclude cupboard, sash window proving the same pleasant outlook as the sitting room. Door opens to:



Living Room 14' 11" x 12' 10" (4.54m x 3.91m)

A great addition to the property with high vaulted ceiling, window to rear, window and arched French doors opening onto patio, pretty fireplace.

From the sitting room a door opens to:

Hallway

Stairs to first floor, under stairs storage.

Kitchen/Breakfast Room 17' 8" x 10' 0" maximum 9'6" minimum (5.38m x 3.05m)

Beautifully fitted with a comprehensive range of shaker style wall and base units with work surfaces and Belfast style sink, double electric oven, four ring electric hob with matching extractor hood, integrated appliances including dishwasher and fridge, breakfast bar, two windows, spotlights, tiled splash backs and floor, door to side.



Utility Room 12' 6" x 7' 9" (3.81m x 2.36m)

With wall and base units and work surfaces over, stainless steel sink, plumbing for washing machine, space for tumble dryer, plumbing for slimline dishwasher, space for further refrigeration, access to the gas boiler, window. Door opens to:

Conservatory/Study 14' 2" x 7' 10" maximum 5'1" minimum (4.31m x 2.39m)

Of wooden double glazed construction, with clear glazed roof, door to gardens, quarry tiled floor, door to the living room. Door opens to:

The Gardener's Room 15' 0" x 6' 0" (4.57m x 1.83m)

Measurements include w.c. and wash hand basin, window to front, large door opens to garden, quarry tiled floor, power and light.

First Floor

Landing

Pretty stained glass window, access to loft space.

Bedroom 1 18' 1" x 11' 10" (5.51m x 3.60m)

Measurements include a range of built in wardrobes, enclosed shower cubicle and sink set into vanity unit. Two sash windows provide the most outstanding views over

the stunning gardens and towards All Saints Church and Court Woods beyond.

Bedroom 2 12' 0" x 9' 7" (3.65m x 2.92m)

Two recess areas ideal for freestanding wardrobes, window providing the same pleasant outlook as Bedroom 1.

Bedroom 3 12' 5" x 7' 11" (3.78m x 2.41m)

A dual aspect room with two windows.

Bathroom

Four piece white suite of w.c., wash hand basin with storage below, bath with hand held shower attachment and separate shower cubicle, Wood effect floor, window, extractor fan, access to airing cupboard housing hot water cylinder.

Outside

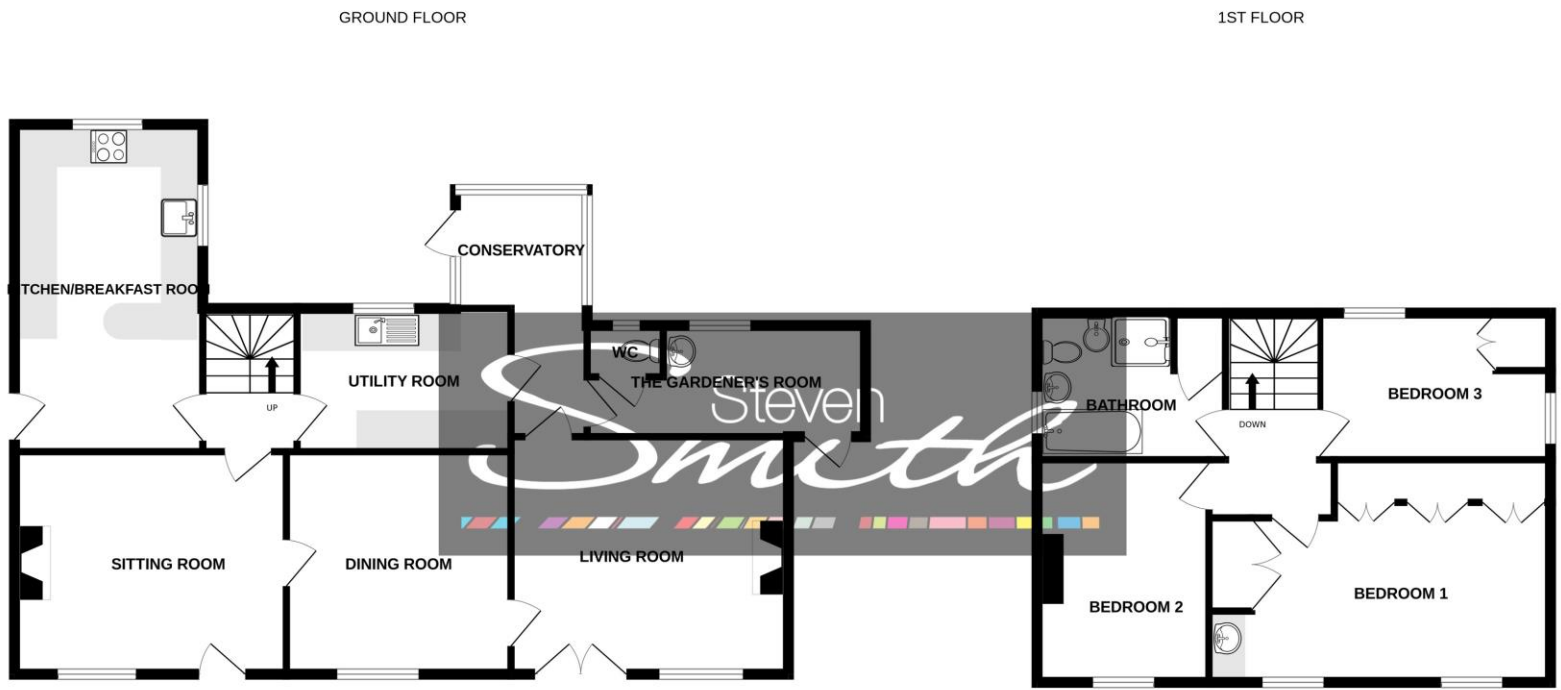
From Strawberry Hill, wrought iron gates open onto a block paved driveway and lead to the garage. A pathway extends around the front of the property where there is an array of established shrubs and trees. A pretty arched entrance with wooden door opens to a pathway which gives access to the kitchen/breakfast room and a personal door to the garage. A wrought iron gate opens to:

The Garden










All Saints Cottage certainly has an incredible garden! Immediately outside of the property is a stunning French style brick patio, a pathway then leads to the rear of the garden. To the left hand side, there is a generous lawn which is interspersed by a fabulous array of mature shrubs, perennials and trees. There is a lovely outdoor seating area covered by a pergola and there is even access via a lockable gate onto Walton Road. Other features include an established pond with stone rockery, small summerhouse, shed and greenhouse which are cleverly concealed from the main view of the house. Located by the gardener's entrance is a former veg plot and wood storage area. This truly is a gardener's paradise!







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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-  House
-  Freehold
-  3
-  Beautiful Gardens
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-  3
-  Central Heating
-  Garage and Parking





Health & Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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