



Bramble Bank, 9 All Saints Lane, Clevedon, BS21 6AZ
£500,000

Steven
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Set in the incredibly picturesque Swiss Valley area of Clevedon, Bramble Bank is a charming and deceptively spacious chalet style property which is likely to appeal to a wide range of buyers. With double fronted accommodation arranged over two floors, the ground floor boasts two spacious reception rooms with curved bay windows and feature fireplaces, a modern kitchen and conservatory overlooking the gardens. Also on this level are two well proportioned bedrooms and bathroom with a three piece white suite. To the upper floor, there are two further bedrooms with under eaves storage and family bathroom. Throughout, the property has a lovely bright and airy feel and is well presented with neutral decoration. There is ample scope, however, to add some more contemporary touches. The gardens at Bramble Bank are a true delight! To the front, in addition to the allocated parking and lockable outdoor storage, there is a small area of lawn with established borders. To the rear, a stunning tiered garden, set against a woodland backdrop, has been thoughtfully planted to provide year round colour and interest with stunning views across the valley, particularly from the highest vantage point, where one can sit and drink in the landscape. All Saints Lane offers easy access to the highly regarded All Saints Primary and Clevedon Community

Schools. Pretty woodland walks, The Old Inn family pub and restaurant and a convenient M&S express store are also close by. Sold with no onward chain, Bramble Bank is a property not to be missed!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall.

Sitting Room 14' 3" into bay x 12' 11" (4.34m into bay x 3.93m)

A curved bay window looks out onto All Saints Lane, pretty fireplace incorporating a coal gas effect fire, built in shelving.

Dining Room 14' 11" x 14' 5" into curved bay (4.54m x 4.39m into a curved bay)

Window looking out to front, two windows to side. Measurements include stairs to first floor. Woodburning stove.

Kitchen 14' 6" x 8' 0" (4.42m x 2.44m)

Fitted with a range of wall and base units with working surfaces, ceramic sink, double electric oven with four ring gas hob and contemporary extractor hood, plumbing for dishwasher, space for fridge/freezer. Access to a utility cupboard with plumbing for washing machine, further access to a Worcester gas fired combination boiler. Spotlights, tiled effect floor, window to garden. Double doors open to:

Conservatory 9' 0" x 5' 10" (2.74m x 1.78m)

Of dwarf wall and double glazed construction with french doors opening to the garden. Tiled effect floor.

Bedroom 3 11'0" x 9'1" max 7'2" min

Window to rear.

Bedroom 4 10'6" max 8'6" min x 7'8"

Window to rear.

Bathroom

Three piece white suite of WC, washhand basin, bath with mains shower, partially tiled walls, obscure window.

FIRST FLOOR

Landing. Skylight, two useful cupboards.

Bedroom 1 17'5" max 14'9" min x 13'11"

NB. Measurements are floor space due to restricted head height because of the pitch of the roof. Skylight looking back over the Swiss Valley, window to side, eaves storage.

Bedroom 2 15'1" x 11'4" max 9'2" min

NB. Measurements are floor space due to restricted head height because of the pitch of the roof. Skylight looking back over the Swiss Valley, second window looking over the garden, access to eaves storage.

Bathroom

Three piece white suite of WC, washhand basin, bath with mains shower, partially tiled walls, window looking out over the rear garden, chrome ladder radiator.

OUTSIDE

From All Saints Lane there are two allocated parking spaces, steps rise splitting a beautiful stone wall with a block paved pathway which then leads to the front door. The front garden has been well looked after with an array of shrubs, perennials and trees. To the left hand side of the property there is a lockable storage area ideal for garden utensils etc and a second door at the rear of this gives access to the rear of the property.

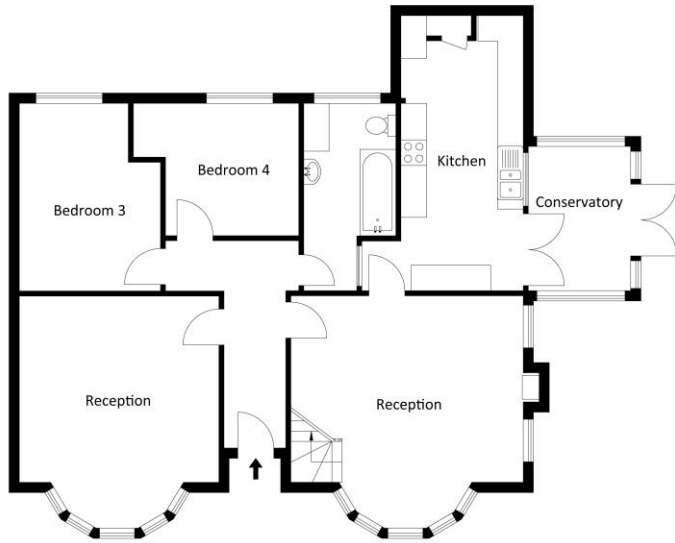
The Garden

The garden can be accessed via a pedestrian gate from the front and also from the french doors of the conservatory. Bramble Bank certainly has a pretty garden. Outside of the conservatory there is a level lawn and a small patio. To the rear steps rise with hand rails and beautiful stone walling incorporating established shrubs, perennials and trees and give access to a second area of lawn, again cleverly tiered with a fine stock of plants. This pathway continues to the top where there is another area of lawn with a backdrop of the beautiful woods of the Clevedon Court Estate. From here there are lovely vistas across the Swiss Valley taking in our fabulous seasons.





9 All Saints Lane, Clevedon
 Approx. Area 912.20 Sq.Ft - 84.70 Sq.M



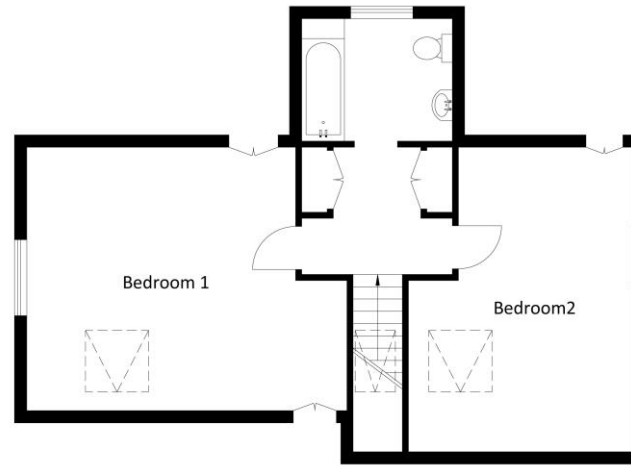
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



9 All Saints Lane, Clevedon
 Approx. Area 541.50 Sq.Ft - 50.30 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Chalet Bungalow



Freehold



4



Garden



2



E



2

EPC

E



Gas Central Heating



Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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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