



160 Old Church Road, Clevedon, BS21 7TU
£750,000

Steven
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Simply a stunning period detached home with views towards Clevedon seafront. Positioned in a prominent and sought-after location, this charming property offers an enticing blend of character features, stylish modern amenities and a flexible layout, perfect for modern family life. The exterior of the property certainly has kerb appeal! Boasting an attractive double fronted façade with bay windows, a delightful arched entrance porch and feature stained glass door, there is much to admire, even at first glance! Inside, the property features spacious and elegant living areas, beautifully presented and filled with natural light. The ground floor comprises generous entrance hall, an inviting lounge with feature fireplace, the most impressive living/dining room with outlook to the front and bifold doors onto the gardens, thoughtfully linking inside and out, and a stylish kitchen which is equipped with top-of-the-line appliances and ample storage space. In addition, this level benefits from a home office, conservatory and convenient downstairs shower room, perfect for the demands of family life and ideal for those who may wish to work from home. Upstairs, there are four well proportioned bedrooms. The two generous principal bedrooms are front facing and provide stunning views of the seafront from the traditional bay windows. To the rear of the property, there are two further bedrooms with views over the gardens. A luxurious boutique style family bathroom completes the

accommodation. Outside, the property benefits from a private driveway, providing off-road parking for multiple vehicles. The rear gardens have been thoughtfully designed to create the perfect outdoor space to enjoy, whatever the Great British weather has to offer! With areas of well maintained lawn, a sizeable patio and a stunning covered seating area, this is certain to be the spot for many a garden party with family and friends. In addition, there is a timber summer house which could make the space for hobbyists or those just seeking a moment of calm! This period home is ideally situated for those looking to enjoy the tranquility of coastal living, while still being close to local attractions, useful amenities and excellent transport links. Without question, a truly fabulous home which is certain to attract early interest.

Accommodation (all measurements approximate)

GROUND FLOOR

Stunning original 1920's stained glass door opens to:

Hallway

Picture rail, wood effect floor, stairs to first floor, cupboard for shoes and coats.

Sitting Room 14' 10" into bay x 12' 0" (4.52m into bay x 3.65m)

A bay window overlooks the front garden and driveway, picture rail, beautiful fireplace.

Lounge/Diner 26' 10" into bay x 11' 11" (8.17m into bay x 3.63m)

An incredible room with bay window looking out over the drive providing a pleasant outlook of the Salthouse Fields, second window to side, bi-folding doors opening to the rear garden, wood effect floor. Opening to:

Kitchen 18' 6" x 8' 5" (5.63m x 2.56m)

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with granite work surfaces incorporating a Belfast sink with drainer and mixer tap, Space for Range cooker, contemporary extractor hood, integrated appliances to include dishwasher, larder fridge and larder freezer. Window overlooking the rear garden, wood effect floor, tiled splashbacks. From the kitchen there is a small hall with a door giving access to the sitting room and two storage cupboards.

From the kitchen a door opens to:

Inner Hall

With door to side, wood effect floor. Door to shower room. Opening to:

Home Office 10' 6" x 10' 3" (3.20m x 3.12m)

High vaulted ceilings with spotlights. Wood effect flooring flowing through into:

Conservatory 15' 10" x 9' 7" (4.82m x 2.92m)

Of dwarf wall and PVC double glazed construction with plenty of opening windows, french doors to rear garden, wood effect floor.

Shower Room

Three piece white suite of WC, washhand basin, shower cubicle with electric Mira Sports shower, fully tiled walls and floor, chrome ladder radiator, obscure window, extractor fan.

FIRST FLOOR

Landing. Window to side, access to loft space, picture rail.

Bedroom 1 17' 5" into bay x 15' 3" (5.30m into bay x 4.64m)

Spectacular master bedroom with bay window providing a beautiful outlook over the Salthouse Fields towards Marine Lake. Second window to side, picture rail.

Bedroom 2 15' 3" x 15' 1" into bay (4.64m x 4.59m into bay)

An impressive second bedroom with bay window providing the same outlook as the master bedroom, picture rail.

Bedroom 3 9' 11" x 9' 4" (3.02m x 2.84m)

Window overlooking the rear garden.

Bedroom 4 8' 6" x 8' 5" (2.59m x 2.56m)

Window overlooking the rear garden.

Contemporary Bathroom 8' 11" x 8' 5" (2.72m x 2.56m)

Beautifully fitted with a three piece white suite of washhand basin with storage below, shower cubicle with mains shower, contemporary freestanding bath, partially tiled walls, tiled floor, contemporary radiator, obscure window, shaving point.

Separate WC

White WC, partially tiled walls, partially tiled floor, obscure window.

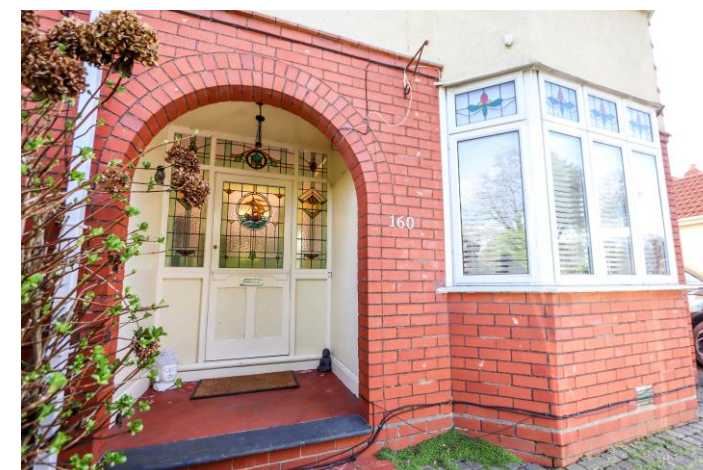
OUTSIDE

From Old Church Road a pillared entrance opens to the front giving access to the driveway providing parking for numerous cars. The front garden is laid to lawn with established borders with a row of conifers adding extra privacy. There is then access via a beautiful archway to the stunning stained glass front door. Double doors gives access to:

The Rear Garden

The rear garden has been cleverly designed by the current owner and immediately outside of the property is a state of the art patio of a generous size

ideal for entertainment. There is a beautiful outdoor covered seating area set on a deck with high vaulted timber ceilings, a great space for entertaining even during the winter months. There is a lovely level lawn which gives access at the rear of the garden to a timber summer house.









160 Old Church Road, Clevedon

Approx. Area 1144.40 Sq.Ft - 106.30 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.

160 Old Church Road, Clevedon

Approx. Area 825.6 Sq.Ft - 79.2 Sq.M



First Floor

For illustrative purposes only. Not to scale.



Detached House



Freehold



4



Garden



2



F



3

EPC D



Gas Central Heating



Parking

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.

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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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