



9 The Avenue, Clevedon, BS21 7EB
£1,300,000

Steven
Smith



Proudly occupying one of the most prestigious addresses within Upper Clevedon, this distinguished period residence stands as a testament to timeless elegance and grandeur. Steeped in character throughout, this impressive home has lost none its charm or presence, yet has been sympathetically and thoughtfully refined over time to provide a luxurious home where an abundance of original features sit harmoniously alongside more modern, carefully curated touches. Approached through a pillared entrance, the attractive double fronted facade with pretty entrance vestibule leads to an interior which spans four floors and unfolds with a real sense of opulence and grace. To the ground floor, a commanding entrance hall leads to the two principal reception rooms, both of which are truly spectacular with great proportion and a wealth of features including original decorative fireplaces, ornate coving and majestic bay windows. Equally perfect for either entertaining guests or for relaxation and comfort, the garden or lower ground floor level provides a slightly more informal space where a fabulous heritage style kitchen provides ample space for the budding chef or hostess together with a dining/family room where a glorious stone fireplace takes centre stage. This warm and inviting space certainly feels like the hub of the home where gatherings with family and friends can spill over into the impressive conservatory and gardens in the warmer months! For convenience and ease of living, this floor also benefits from a separate utility, cloakroom and useful pantry/storage cupboard. On the upper two floors, there are a total of six bedrooms, ideal for larger families or those simply requiring a good deal of flexible space. On the first floor, the master bedroom is particularly impressive with lovely views towards the Bristol Channel. There are further exquisite features in this room

and the other two bedrooms on this level which also share a luxurious family bathroom with white suite. To the second floor, three further bedrooms and a stylish shower room provide the perfect accommodation for those with children or for when guests come to stay! Outside, the grounds are equally as appealing! With an expanse of manicured lawn, neat patio, established planting, covered timber seating/entertainment area and play areas for the children, this is certainly a garden which presents a host of lifestyle opportunities for the whole family. Whether entertaining, relaxing or playing, this really is the perfect spot. The gardens also house a home office which offers a great option for those who run a business from home and who wish to keep work life separate! To the front of the property, there is ample off street parking and access to the detached garage. The property also benefits from solar panels installed in 2023. The Avenue is a highly sought after location in Upper Clevedon renowned for its grand period homes and tree lined pavements. A host of independent shops and eateries can be found in nearby Hill Road together with Clevedon's iconic pier, pretty Victorian sea front and marine lake. The town itself is also home to excellent schools, popular supermarkets and a host of other amenities. Properties of this quality are always in high demand so an early viewing of this truly impressive home is essential!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door with triangular stained glass window above opens to:

The Vestibule

High vaulted ceilings, three windows, mosaic tiled floor, space for shoes and coats. Front door opens to:

The Grand Hallway

An impressive space with high moulded skirtings, picture rails, ornate ceiling coving, staircase to first floor and staircase to lower level leading to an archway opening to an additional area which could be enclosed to create a study/computer room with window providing an incredible view across the rear garden towards the Bristol Channel and the Welsh coastline in the far distance.

Sitting Room 22' 6" into bay x 14' 5" (6.85m into bay x 4.39m)

A spectacular room with an original Victorian marble fireplace with slate hearth. High moulded skirtings, picture rail, ornate ceiling coving, central ceiling rose and a beautiful bay window providing the same incredible views as the grand hallway.

Drawing Room 22' 9" into bay x 14' 5" (6.93m into bay x 4.39m)

The original marble fireplace provides a focal point, high moulded skirtings, picture rail, ornate ceiling coving, central ceiling rose, bay window looking out onto the driveway.

FIRST FLOOR

Landing. With staircase to second floor accommodation.

Bedroom 1 17' 7" x 14' 5" (5.36m x 4.39m)

A spacious double bedroom with an original Victorian marble fireplace, picture rail, ceiling coving and two windows providing a view across

Walton St Mary taking in the local church, the Bristol Channel and the Welsh coastline towards Cardiff Bay and not forgetting those famous sun sets.

Bedroom 2 17' 8" x 14' 5" (5.38m x 4.39m)

A spacious double bedroom with a fireplace, picture rail, ceiling coving and two windows looking out over the block paved driveway and back onto The Avenue looking towards the spectacular Victorian residences opposite.

Bedroom 3 12' 0" x 7' 11" (3.65m x 2.41m)

Picture rail, ceiling coving and window providing the same outlook as bedroom 2.

Bathroom

Fitted with a four piece white suite of WC with concealed cistern, washhand basin with storage below, bath with hand held shower attachment and a separate king size shower cubicle. Fully tiled walls, wood effect floor, ladder radiator, two windows providing that incredible view, extractor fan.

SECOND FLOOR

Landing. With skylight, access to an airing cupboard housing the Worcester floor mounted gas combination boiler which supplies heating and hot water to the first and second floor accommodation.

Bedroom 4 18' 6" x 13' 8" (5.63m x 4.16m)

NB. Measurements are floor space due to some restricted head height because of the pitch of the roof. Victorian bedroom fireplace, window with the best view within the house looking over all of the stunning gardens on the neighbouring properties on The Avenue stretching over Walton St Mary, to the right hand side back up to Clevedon Golf Club and to the left hand side

and beyond the Bristol Channel and the Welsh coastline.

Bedroom 5 17' 7" x 12' 8" (5.36m x 3.86m)

NB. There is restricted head height due to the pitch of the roof. Pretty Victorian fireplace, window looking back out onto The Avenue.

Bedroom 6 11' 10" x 9' 4" (3.60m x 2.84m)

NB. There is restricted head height due to the pitch of the roof. Double bedroom, skylight.

Shower Room

Fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, corner shower cubicle with mains shower, partially tiled walls, wood effect floor, extractor fan, skylight providing a beautiful view towards the Channel.

From the ground floor a staircase descends to:

The Kitchen 25' 10" x 7' 3" (7.87m x 2.21m)

Beautifully fitted with a comprehensive range of shaker style wall and base units with Corian work surfaces with ceramic sink, glass display cupboards, plate rack, tiled splashbacks, electric cooker point with concealed extractor hood, plumbing for dishwasher, integrated undercounter fridge, spotlights. Tiled floor flows through into:

Dining/Family Room 23' 0" x 13' 7" (7.01m x 4.14m)

A great room which is currently being used as a dining area and seating area. There is a woodburner set into an impressive stone fireplace, spotlights, two windows and french doors opening to the conservatory and a second window to side.

From the kitchen a door opens to:

Pantry/Store Room 9' 4" x 7' 6" (2.84m x 2.28m)

A great space which is currently being used for the storage for pots and pans and further cutlery, a wine store and space for an American style fridge/freezer, tiled floor.

From the kitchen there is an archway opening to an inner hall with a tiled floor and a lockable door to the integral garage and opening to:

Utility 12' 5" x 9' 3" (3.78m x 2.82m)

Measurements include a cupboard with plumbing for washing machine and space for tumble dryer above. Fitted with a range of wall and base units with Corian work surfaces incorporating a stainless steel sink with drainer, fully tiled walls, tiled floor, window to garage. Door opens to:

Cloakroom

White suite of WC with concealed cistern, washhand basin with storage below, partially tiled walls, tiled floor, extractor fan.

Conservatory 21'10" x 13'6" max 9'7" min

A great addition to the property with dwarf wall and PVC double glazed construction with an atrium roof, spotlights and french doors connecting the space beautifully with the rear garden. Wood effect floor. Air conditioning unit which both heats and cools.

OUTSIDE

From The Avenue a pillared entrance with wrought iron gates open to the block paved driveway providing off road parking for numerous vehicles, the pathway then extends splitting two areas of established perennials to the front door. There is also an EV charge point

and water tap and the front is bound by stone walling to the left and feather-board panelling to the right. The driveway then leads to:

The Garage 37'10" x 12'2" max 11'8" min

NB. There is a restricted floor area due to the steps descending to the door giving access to the lower floor accommodation. This is a very useful garage with automatic up and over door with ample cupboard and worktop storage. Belfast sink, space for further refrigeration, access to the second Worcester gas fired combination boiler supplying hot water and central heating for the lower ground and ground floor accommodation. There is a modern water softener which supplies the whole property. There is also storage above via a mezzanine. A lockable door gives access to the rear garden.

The Rear Garden

It is very rare that we come across a garden that has it all and immediately outside of the french doors from the conservatory there is a small patio and to the left hand side a further patio giving access to the garage and a wood store. The first part of the lawn is beautifully maintained with a block paved path leading down the left hand side with the original stone walling and hedging and to the right hand side there is an array of established shrubs, trees and perennials. A picket fence and gate opens to a second patio area which is the perfect place to entertain during those lovely summer months as there is a built in bbq and an impressive covered seating area 12'8" x 9'4" of timber construction with an electric heater and enclosed so the space can be used all year round. The pathway then gives access via 3 stepping stones to an area currently being used for a small basket ball court surrounded by lawn

and descending to a chipping area being used for a trampoline giving access to a garden shed. The path then continues down where there are further established shrubs and perennials and trees to borders giving access to a picket gate opening to the home office. Before entering the office there is another block paved patio area which is a sun trap, a further wood storage and double doors open to:

Home Office 16' 11" x 11' 0" (5.15m x 3.35m)

With spotlights, electric heating, window to side, air conditioning unit.







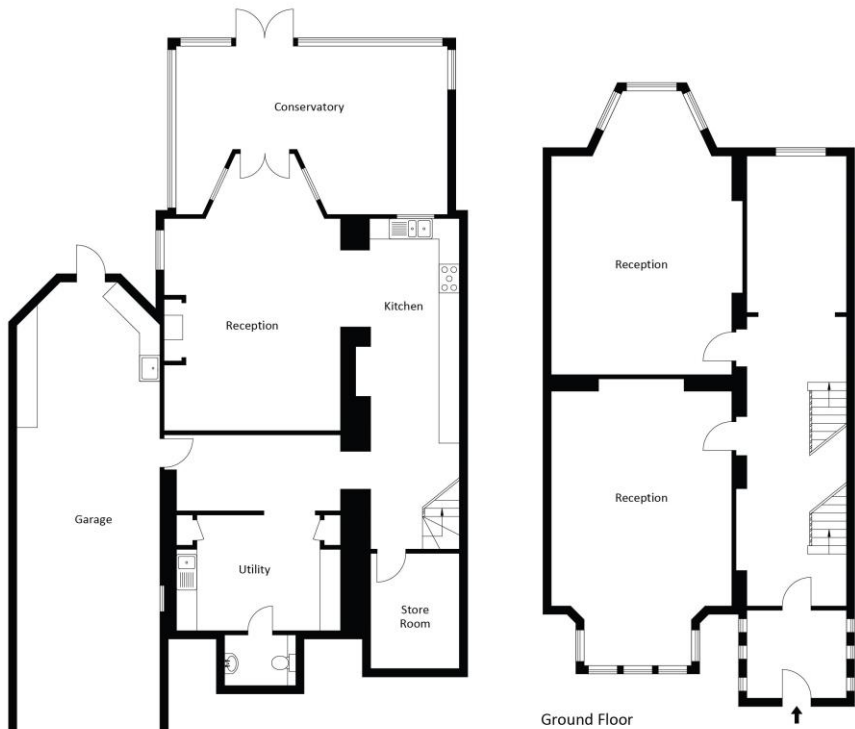




9 The Avenue, Clevedon
 Approx. Area 2711.10 Sq.Ft - 251.80 Sq.M



Garden Office

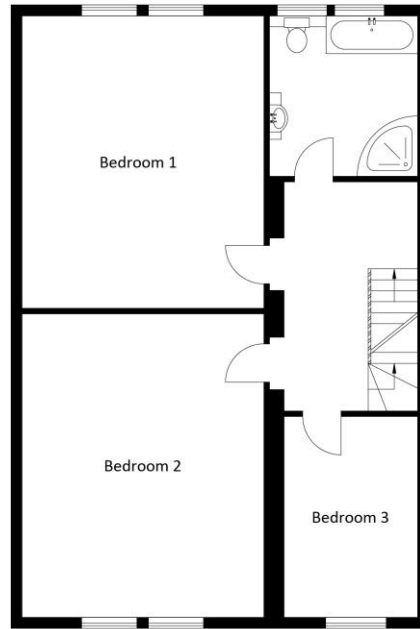


Ground Floor

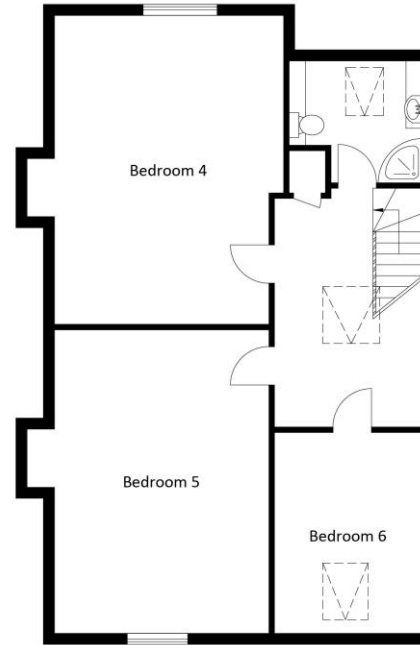
For illustrative purposes only. Not to scale.

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 The Avenue, Clevedon
 Approx. Area 1614.90 Sq.Ft - 150.0 Sq.M



First Floor



Second Floor

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Semi Detached House



Freehold



6



Garden



2



F



4

EPC E



Gas Central Heating



Garage and 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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