



3 Holdland House, Old Street, Clevedon, BS21 6BY  
**£415,000**

Steven  
*Smith*

Thoughtfully combining character features with contemporary styling, this highly appealing Grade II listed former school is believed to have been built in 1850 and was cleverly converted into a number of Mews style houses in more recent years. Number 3 enjoys a welcoming, light and airy feel throughout with first class presentation and high quality fittings. To the ground floor, the entrance hall leads to a very inviting sitting room with an outlook to the front and a beautifully fitted kitchen/dining room with access to the garden. This level also benefits from a useful downstairs cloakroom and ample storage. To the first floor, the master bedroom suite has a stunning feature vaulted ceiling and access to its own shower room. In addition, there are two further double bedrooms and a stylish family bathroom. Outside, the property benefits from an inner courtyard style garden, providing the ideal place to relax in the warmer months, together with a sun terrace to the front and off street parking. Holdland House is ideally situated just a stone's throw from the shops, cafes and amenities of Clevedon's town centre as well as a level walk to the charming Victorian seafront.

**Accommodation (all measurements are approximate)**

#### **Entrance Hall**

Front door opens into the entrance hall, with stairs rising to first floor. Wood effect

floor, understairs storage cupboard, window to front.

#### **WC**

With suite comprising toilet and sink with vanity unit. Wood effect floor, heated towel rail, extractor fan.

#### **Sitting Room 13' 10" x 12' 10" (4.21m x 3.91m)**

A lovely living space with window to front.

#### **Kitchen/Dining Room 20' 7" x 12' 11" (6.27m x 3.93m)**

Beautifully fitted with a range of wall and base units with granite working surfaces. Includes integrated washing machine, dishwasher, electric oven and grill, electric hob with extractor and fridge/freezer. Complete with peninsula and breakfast bar, with space for a tumble dryer. Access to storage cupboard, space for dining table, wood effect floor, tiled backsplash, windows to rear and door to rear garden.

#### **First Floor**

#### **Landing**

Providing access to first floor rooms.

#### **Bedroom 1 12' 5" x 10' 10" (3.78m x 3.30m)**

Stunning master suite with high vaulted ceilings and windows to front and side. Opens to:

#### **En Suite**

Comprising toilet, sink with vanity unit and shower cubicle with mains rainfall shower

over. Tiled floor, partially tiled walls, extractor fan.

#### **Bedroom 2 12' 11" x 8' 10" (3.93m x 2.69m)**

Double bedroom, window to rear.

#### **Bedroom 3 11' 4" x 9' 7" (3.45m x 2.92m)**

Double bedroom, window to rear.

#### **Shower Room**

With suite consisting of toilet, sink with vanity unit and corner shower unit with mains rainfall shower over. Tiled floor, partially tiled walls, heated towel rail, extractor fan, windows to front and side.

#### **OUTSIDE**

From Old Street, electric gates open into the private car park, with two allocated spaces designated to Number 3. Steps lead to the front courtyard which is laid to patio and offers a fantastic south-facing seating area.

#### **Rear Garden**

Laid to patio and offering a further private outdoor seating area, bordered by slate chippings and raised timber flowerbeds.

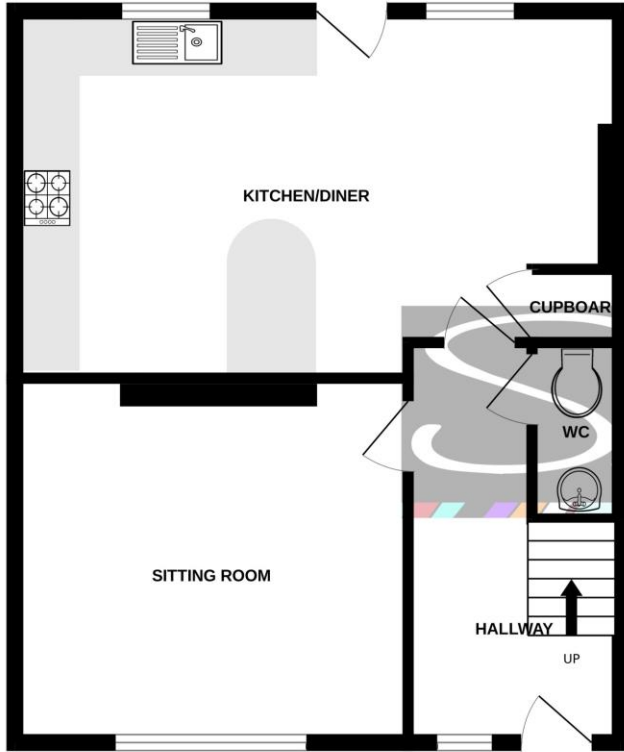
**Lease** Originally 999 year Lease from 30th June 2012

**Management Charge:** £153.90 pcm - covers buildings insurance, external window cleaning and landscaping to grounds.

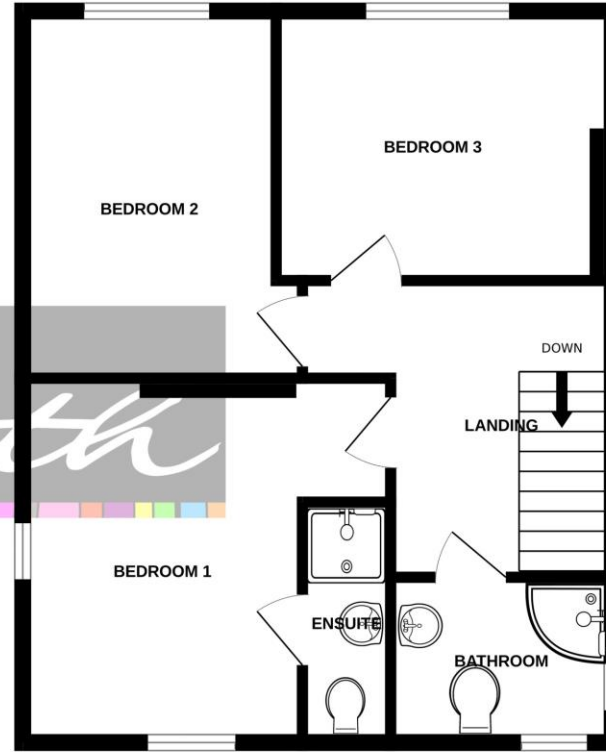




GROUND FLOOR



1ST FLOOR



Terrace House



Leasehold



3



Courtyard



2



D



1

**EPC**

D



Gas Central Heating



Parking

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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**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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