



Woodspring House, 17 Hill Road, Clevedon, BS21 7NE
£1,425,000

Steven
Smith



Sitting proudly in an elevated position with far reaching views over Clevedon, this gracious Grade II listed period property has been cleverly and thoughtfully reimagined by the current owners to exacting standards. Incredibly spacious, stylish and elegant throughout, Woodspring House is undoubtedly a welcoming and desirable home that is certain to impress. Spread over three floors, the accommodation is plentiful and well proportioned providing rooms for relaxation, family time, leisure, dining and entertaining, with each and every area being presented beautifully.

At entrance level, the grand hallway leads to a spectacular drawing room with two bay windows framing the views beyond, a feature fireplace at each end and ample space for both unwinding and for more formal dining. In addition, this floor offers a cinema room, a home office, a contemporary shower room and useful utility, handy for wash days and those other domestic chores!

The lower level is equally impressive, where an exquisite kitchen/dining room takes centre stage and has direct access via two sets of French doors to a south facing patio. With a sleek run of contemporary units, a host of fitted appliances and eye catching central island, this is certain to be the heart of this home. Also on this level, is an array of rooms to please the whole family, including home gym, children's playroom and music room together with a stylish cloakroom.

The top floor of the property plays host to five bedrooms (four doubles and one single), a luxurious boutique style en suite to the master bedroom and a further family bathroom. From this level, outstanding views can be enjoyed

from many of the principal rooms and there is direct access to the rear garden via a footbridge.

Woodspring House sits in a generous plot of 1/3 of an acre which has been expertly designed by Phil Stovell and landscaped to take advantage of the surroundings and vista. Over different levels, there are areas of patio, a play area with artificial lawn, rockery, herb garden, raised beds, three lawn areas, fire pit area, three storage sheds and, to the top of the garden, a truly fabulous decked area with spa and a garden room/office/retreat with panoramic views over Clevedon. What a fantastic place to unwind with a glass of bubbles in hand, admiring those famous sunsets and captivating scenery!

Perfectly situated to enjoy immediate access to the choice of independently owned cafes, restaurants and boutiques along Hill Road and with Clevedon's popular Sea Front just a short stroll away, we cannot think of a more perfect place to be!

Woodspring House was a former boys' school and is believed to date back to 1842. The house has updated electrics, heating system, an intercom system, CCTV and is hard wired for WIFI. Planning permission also exists in perpetuity to form a master bedroom suite in the loft including twin front and rear dormers.

Accommodation (All measurements are approximate)

Front door opens to:

Entrance Porch

With access to a spacious cloakroom, plant room with boiler, new hot water cylinder,

CCTV cabinet, electrics. Ample storage for shoes, coats etc.

The Grand Hall

Stairs to first floor accommodation and stairs descending to kitchen level.

Drawing Room 34' 3" x 14' 3" (10.43m x 4.34m)

Measurements exclude two stunning bay windows with working shutters providing a fabulous outlook over Herbert Gardens and in the far distance The Bristol Channel. At either end of this impressive room, are two feature fireplaces. Picture rail and ornate ceiling rose.

Cinema Room 16' 2" x 11' 9" (4.92m x 3.58m)

Measurements exclude bay window with working shutters looking out onto the gardens. Measurements include fitted media storage. Picture rail.

Home Office/Study/Guest Bedroom 11' 11" x 10' 11" (3.63m x 3.32m)

Window to side with working shutters, built in cabinets with book storage. Picture rail.

Utility Room 11' 11" x 6' 5" maximum 5'3" minimum (3.63m x 1.95m)

Fitted with a range of wall and base units with butcher's block work surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer, window to rear, tiled floor.

Shower Room

Fitted with king size cubicle with mains shower, contemporary wash hand basin set into vanity unit, wc with concealed cistern, tiled walls and floor, towel radiator, obscure windows, extractor fan.

From the grand hallway, stairs descend to:

The Lower Hall

With built in storage, wine store, underfloor heating.

Cloakroom

With suite of wc with concealed cistern, impressive wash hand basin set into floating wooden vanity, tiled floor, spotlights, extractor fan.

Kitchen/Dining Room 30' 3" x 12' 11" (9.21 m x 3.93m)

Simply exquisite! An impressive Leicht kitchen designed by Kitchen Partners (Clifton) with a range of matte fronted seamless wall and base units with contemporary work surfaces incorporating a double sink with mixer tap, Neff appliances including two electric ovens and grills two combination ovens (microwave and steamer), five ring induction hob with concealed extractor hood and dishwasher. Zip boiling/filter tap. Underfloor heating. There is a central island incorporating breakfast bar and two sets of doors leading to the south facing patio garden both with working shutters. A tiled floor flows into the dining area with pretty fireplace with storage either side.

Play Room 16' 0" maximum 11'0" minimum x 11' 4" maximum 5'8" minimum (4.87m x 3.45m)

Window to side with working shutters.

Home Gym 10' 5" x 7' 7" (3.17m x 2.31m)

A great space for working out! Window, spotlights. Full wall mirrors.

Music Room 11' 2" x 6' 5" (3.40m x 1.95m)

Window to rear, spotlights.

First Floor Landing

Obscure window to side, door giving access to rear over a footbridge link.

Master Bedroom 14' 7" x 12' 8" (4.44m x 3.86m)

Measurements include beautifully fitted wardrobes, window providing outstanding views over Herbert Gardens and the rooftops of Clevedon towards Sand Bay, The Bristol Channel, the island of Flat Holm and the Welsh coastline in the far distance and not forgetting those stunning sunsets! Picture rail.

En Suite

Fitted with a three piece white suite of wc, wash hand basin and freestanding bath, towel radiator, partially tiled walls, tiled floor. Picture rail.

Bedroom 2 14' 4" x 12' 10" (4.37m x 3.91m)

Window with the same outlook as the master bedroom, decorative fireplace, picture rail.

Bedroom 3 12' 10" x 11' 10" (3.91m x 3.60m)

Window overlooking the gardens with channel glimpses.

Bedroom 4 11' 11" x 11' 10" (3.63m x 3.60m)

Window to side, picture rail.

Bedroom 5 14' 6" x 7' 10" (4.42m x 2.39m)

Window to front enjoying the same delightful aspect as the master bedroom, picture rail.

Bathroom

Three piece white suite of wc, wash hand basin, bath with hand held shower attachment and glazed shower screen, tiled floor, partially tiled walls, towel radiator, fitted cupboard, obscure window.

Outside

From Hill Road, a pedestrian wrought iron electric gate pillared entrance with intercom system leads up a sweeping path towards to the property. To the left hand side there is an

attractive wooden bicycle and bin store with sedum roof. Steps rise to a walkway and an area of artificial lawn used as a play area. Under a pergola a wooden gate opens to the south facing patio garden which is a great space for outdoor entertaining, barbecues etc with immediate access to the kitchen / diner. A wrought iron controlled gate gives a second access from Hill Road to the side of the property and serves the lower floor entrance door and rear of the property. To the side of the house there is a stunning natural rock wall adorned with shrubs and perennials. Steps rise to the front door of Woodspring House where there is another seating area with views and a storage shed and wood store. Further steps rise to:

The Rear Garden

Cleverly tiered with three raised sleepers ideal for growing fruit and vegetables. There are three lawn areas, a fire pit area from which to admire the sunsets, patio and a boundary stone wall. Electric points throughout garden. Steps rise to the top of the garden with garden shed, wood storage area. Store to rear housing electrics and Wi-Fi cabinet. Finally leading to:

The entertaining area

Wooden steps give access to this space where a verandah with circular spa provides the most breath taking views over Clevedon in a southerly facing direction towards The Mendips, Sandy Bay, the islands of Flat Holm and Steep Holm and the Welsh coastline beyond. This view is unrivalled!

The Retreat 22' 0" x 10' 4" (6.70m x 3.15m)

Two sets of bifold doors connect the space beautifully with outside. Two windows to either side. Power, internal and external light and WI-FI.











Woodspring House, 17 Hill Road, Clevedon
 Approx. Area 1114.49 Sq.Ft - 103.54 Sq.M

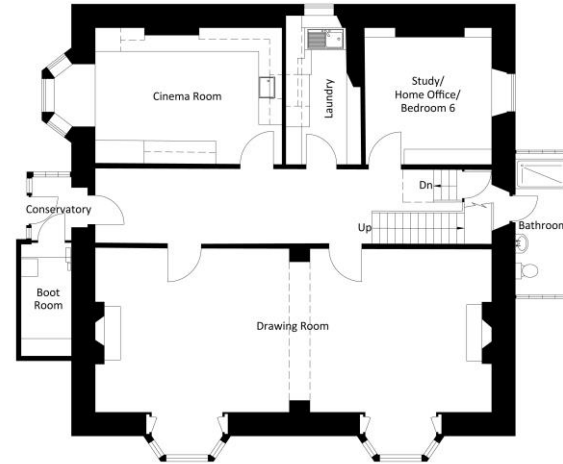


Lower Ground Floor

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.

Woodspring House, 17 Hill Road, Clevedon
 Approx. Area 1348.71 Sq.Ft - 125.30 Sq.M



Ground Floor

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Woodspring House, 17 Hill Road, Clevedon
 Approx. Area 1199.42 Sq.Ft - 111.43 Sq.M



First Floor

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Woodspring House, 17 Hill Road, Clevedon
 Approx. Area 227.20 Sq.Ft - 21.10 Sq.M



Garden Office

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Detached House



Freehold



5



Garden



3



G



3

EPC

D



Gas Central Heating



On Street Parking



Health & Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, 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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