



59a Hill Road, Clevedon, BS21 7PD  
**£475,000**

Steven  
*Smith*



Enjoying a fabulous position within Clevedon's vibrant Hill Road, this impressive 18<sup>th</sup> Century Georgian Villa offers a perfect blend of character features, generous proportions. Due to the layout, size and position of the property, it lends itself to being either quite a remarkable family home or the possibility of further development (subject to the necessary planning consents). Set above street level and with the principal accommodation over two upper floors, the property provides an impressive two reception rooms, four bedrooms, a bright and airy kitchen, shower room and separate wc. The attractive bay windows to the front fill the property with a wonderful amount of natural light and enjoy some fabulous views over the street scene below. To the rear of the property, there is a decked area which provides a lovely spot to sit with a glass of wine in the summer months admiring the impressive tiered gardens, which are laid to lawn and bound by natural stone walling. Hill Road is well served with an array of independent boutiques, cafes, wine bars and restaurants and enjoys a fabulous monthly Sunday street market (February to December). Within a short stroll, you also reach Clevedon's iconic pier and much celebrated Victorian Sea Front. Surprising and delightful in equal measure, this unique property must be viewed to truly appreciate its many charms.

## **Accommodation (all measurements approximate)**

### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Wood effect floor, stairs to first floor.

#### **Landing**

Window to front and second window to rear, stairs to second floor accommodation.

#### **Sitting Room 24' 3" into bay x 11' 10" (7.39m into bay x 3.60m)**

A pretty curved bay window looks out towards Hill Road, original fireplace, door to inner hall.

From the landing a door opens into the inner hall with window looking to the rear garden, understairs storage, door into the sitting room and door opening to:

#### **Kitchen 13' 0" x 9' 11" (3.96m x 3.02m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for American style fridge/freezer, double electric oven, five ring gas hob with extractor hood, window looking out onto the deck area and french doors opening to the rear garden.

#### **Dining Room 15' 2" into bay x 10' 3" (4.62m into bay x 3.12m)**

A bay window provides the same pleasant outlook as the sitting room. Measurements exclude two generous built in cupboards.

#### **Shower Room**

Three piece suite of WC, washhand basin set into vanity unit and shower cubicle with mains shower. Window to rear, towel radiator, access to the airing cupboard housing the Worcester gas fired combination boiler, wood effect floor, partially tiled walls. There is ample space for a bath.

### **SECOND FLOOR LANDING**

Window to rear, access to loft space and eaves storage.

#### **Bedroom 1 16' 11" into bay x 10' 7" (5.15m into bay x 3.22m)**

Measurements exclude a range of built in wardrobes. Bay window providing a bird's eye view onto Hill Road.

#### **Bedroom 2 15' 6" into bay x 13' 6" (4.72m into bay x 4.11m)**

A bay window provides the same pleasant outlook as bedroom 1.

#### **Bedroom 3 11' 5" x 8' 2" (3.48m x 2.49m)**

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Two skylights overlooking the rear garden, access to eaves storage.

**Bedroom 4/Study 6' 3" x 5' 9" (1.90m x 1.75m)**

Window looking out onto Hill Road.

**WC**

Suite of WC, bidet and washhand basin set into vanity unit with storage below. Skylight, partially tiled walls, access to eaves storage, towel radiator.

**OUTSIDE**

From Hill Road a pathway extends down the side of the property and leads to the front door of 59A. A pathway then extends up the side of the property giving access to a lockable gate which opens to:

**The Rear Garden**

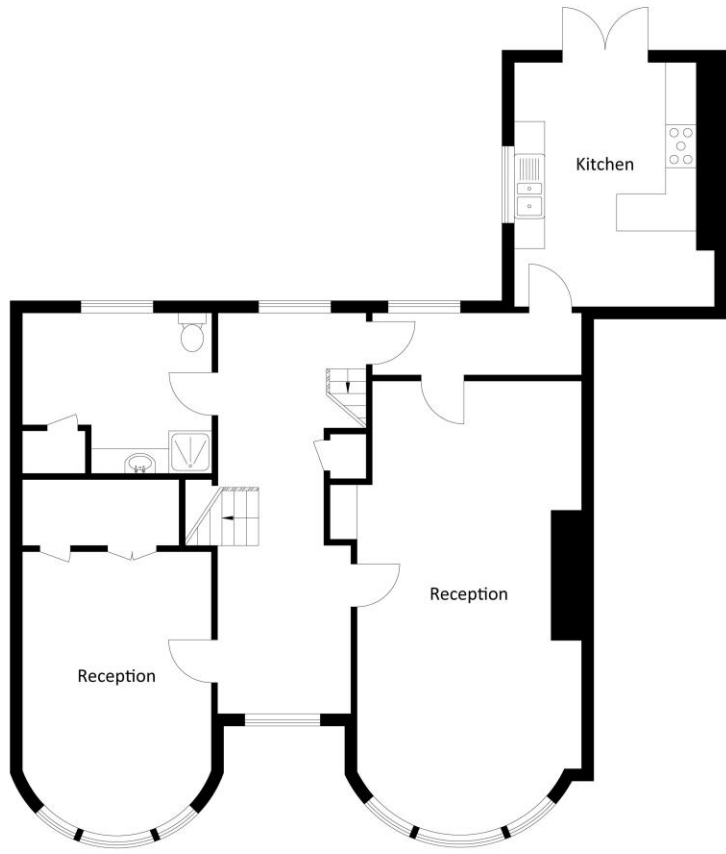
59a certainly has an impressive rear garden. There is an area of wrought iron fence with a wrought iron gate which opens to an impressive decked area, an ideal place for outdoor entertaining. There is also access to the kitchen via the french doors, the rear garden has been cleverly tiered into three areas of lawn with an impressive stone wall to the left hand side and feather-board fencing to the right hand side. There is also a fine array of established shrubs and trees to borders, a gardeners paradise and a hidden gem.





**59A Hill Road, Clevedon**

Approx. Area 908.90 Sq.Ft - 84.40 Sq.M



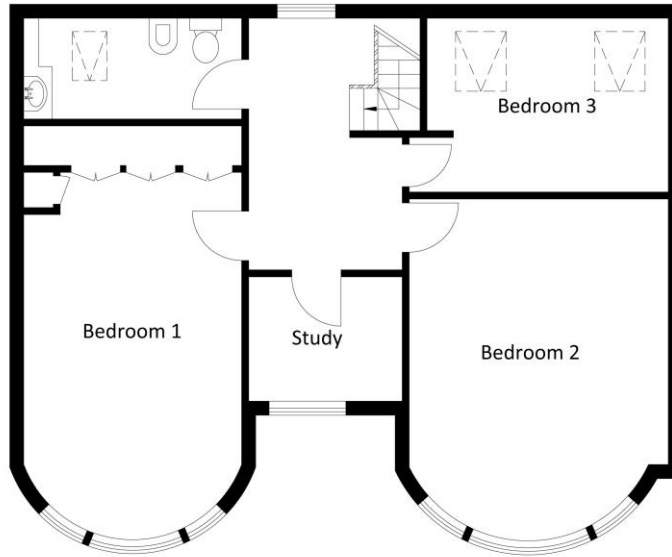
**Ground Floor**

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.

**59A Hill Road, Clevedon**

Approx. Area 634.20 Sq.Ft - 58.90 Sq.M



**First Floor**

For illustrative purposes only. Not to scale.

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Apartment



Freehold



4



Garden



1



C



2

**EPC**

E



Gas Central Heating



**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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