



Park House, 21 Highdale Road, Clevedon, BS21 7LW

Steven  
*Smith*





The very epitome of elegance and grandeur, Park House sits proudly in an elevated position on Clevedon's hillside enjoying far reaching views across the town towards the Mendip Hills.

Offered for sale for the first time in over twenty years, this period detached residence is centrally positioned in the plot and is surrounded by beautiful landscaped gardens. The grounds can be enjoyed from a number of different vantage points with breathtaking views towards the Mendips.

There is a versatile summerhouse currently being used as a fully equipped gym/studio and two further outbuildings and ample parking.

The property itself is equally as impressive as the grounds it stands in. Boasting a wealth of character features complimented by thoughtfully curated modern touches, the interior is light, spacious and luxurious.

With accommodation spanning three floors, Park House comprises two well proportioned bay fronted reception rooms, a beautifully fitted bespoke kitchen complete with Neff appliances and a stunning orangery overlooking the gardens. In addition, there is a utility room, boot room and downstairs cloakroom, perfect for meeting the demands of modern living and a hectic family lifestyle!

The first floor is home to three generous bedrooms, an exquisite family bathroom with Porcelanosa suite and a further beautifully fitted shower room. The front facing bedrooms have the benefit of that all important view, framed perfectly by those majestic bay windows.

To the top floor, there is a further bright and airy bedroom with its own ensuite bathroom and a bird's eye view across Clevedon together with a useful storage room or occasional fifth bedroom, if required.

As befits a house of this stature, top quality fittings and sympathetically chosen, stylish decoration throughout fully enhance what is, without question, a truly gracious home.

Highdale Road is perfectly positioned with only a short stroll to the glorious sea front via the vibrant café style surrounds of Hill Road and easy access to the shops and famous cinema in the town centre.













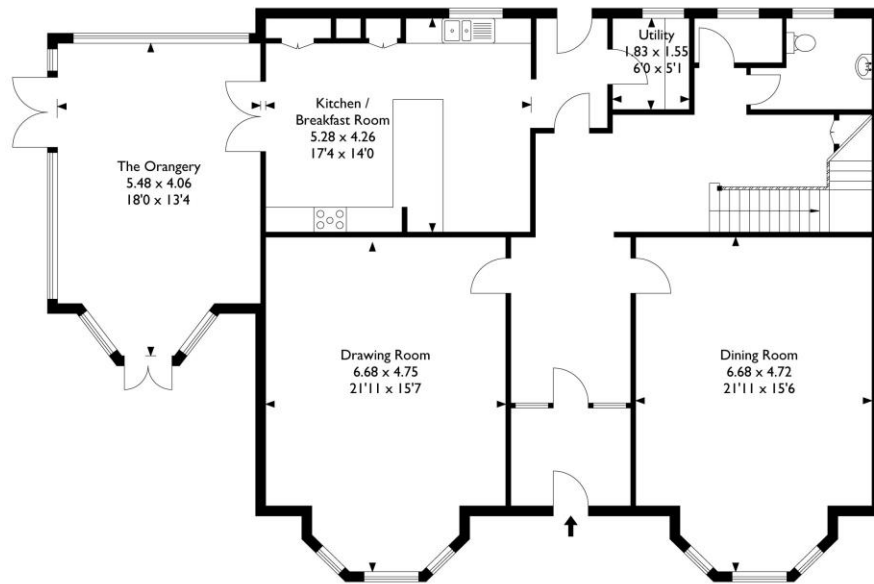






## Park House, 21 Highdale Road, Clevedon

Approx. Area 1597.30 Sq.Ft - 148.40 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.



Detached House



Freehold



5



Garden



3



G



3

EPC

E



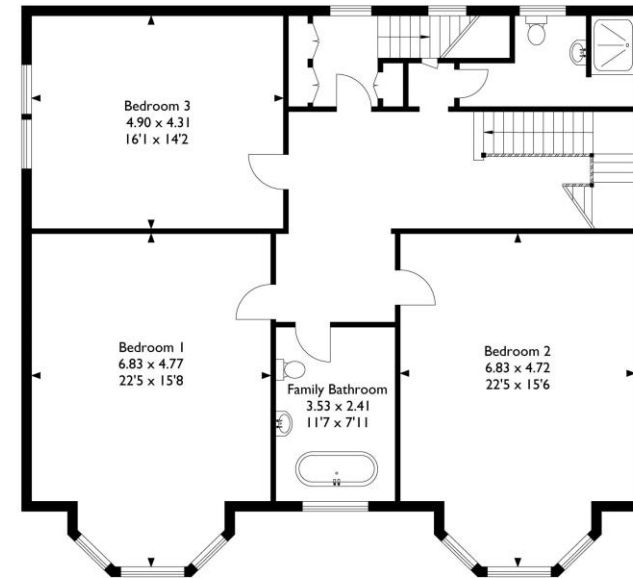
Gas Central Heating



Parking

## Park House, 21 Highdale Road, Clevedon

Approx. Area 1339.80 Sq.Ft - 124.50 Sq.M



### First Floor

For illustrative purposes only. Not to scale.

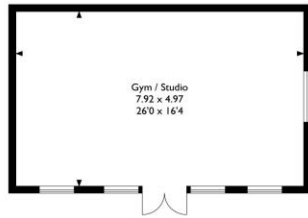
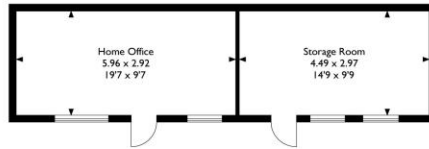
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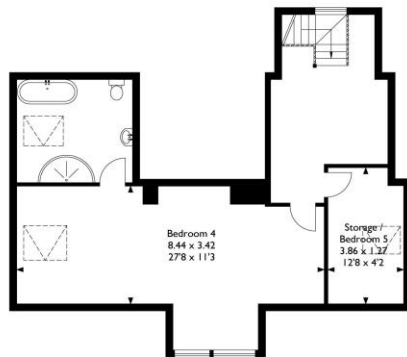


## Park House, 21 Highdale Road, Clevedon

Approx. Area 1,466.90 Sq.Ft - 136.3 Sq.M



Outbuildings



Second Floor



For illustrative purposes only. Not to scale.

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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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