



Lime Tree Cottage, 63 Cambridge Road, Clevedon, BS21 7BN

£1,250,000

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We are incredibly proud to present for sale this outstanding detached property in an ever desirable Upper Clevedon position. Designed with most of the principal rooms to the rear affording a real sense of privacy and delightful views over the gardens, the specification throughout is first class with quality touches everywhere. Approached from a well shielded driveway and front garden, the entrance leads to an impressive reception hall which is bathed in natural light with a galleried landing above and glass balustrades. This light and airy atmosphere is felt throughout the property with the thoughtful use of bi-fold doors, skylights and dual aspects, where appropriate. The hall leads to a stunning sitting room and a spacious kitchen diner. Both the sitting room and kitchen diner area offer access to the gardens. Undoubtedly, this magnificent space is the heart of the home providing the perfect backdrop for quality family time and entertaining. This floor further benefits from a utility room, cloakroom and snug room/home office, all very useful spaces for today's modern living. To the first floor, the principal bedroom is exceptional. Within the spacious double bedroom you will find fitted furniture, views over the garden and a spacious en suite bathroom boasting a king size walk in shower. The first floor is also host to a further three double bedrooms all with their own en suites, all presented to the same first class

standards. Outside, the grounds are equally impressive! The gardens have been expertly landscaped to provide year round colour and interest. There are areas of lawn, mature beds filled with established trees and other hardy perennials. There are also plenty of seating areas. Cambridge Road is a sought after location giving easy access to coastal walks at Ladye Bay, Clevedon Golf Club and with the cafe style surroundings of Hill Road just a short distance away. This truly aspirational home will both delight and surprise in equal measure and early interest is expected.

Accommodation (All measurements are approximate)

Entrance

Front door opens to:

Reception Hall

With a beautiful Karndean floor, contemporary staircase to first floor, spotlights, access to cupboard for shoes and coats, further access to Worcester boiler and door to integral garage, second storage cupboard.

Cloakroom

Contemporary suite of wc, wall mounted wash hand basin with storage, partially tiled walls, tiled floor, obscure window.

Sitting Room 26' 5" x 13' 0" (8.05m x 3.96m)

A lovely entertaining room with feature gas fireplace and two circular windows either side, set of bi folding doors to rear garden, Karndean floor.

Kitchen/Dining Room 20' 6" x 18' 7" (6.24m x 5.66m)

A great family space with a comprehensive range of shaker style wall and base units with butcher's block effect work surfaces, tiled splash backs, stainless steel sink, double electric oven with microwave above, space for fridge/freezer, wine cooler, two sets of windows overlooking rear garden, set of bi-folding doors opening to the dining patio. In the kitchen, there is a tiled floor and breakfast bar. Door opens to:

Utility Room 10' 9" x 6' 10" (3.27m x 2.08m)

Fitted with wall and base units, butcher's block effect work surfaces, sink with mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer. Tiled splash backs, door and window to side, tiled floor.

Study/Snug Room 15' 0" x 10' 10" (4.57m x 3.30m)

Karndean floor, window overlooking front drive and garden.



First Floor

Landing

A light and airy space with access to loft space. Skylight. Airing cupboard housing hot water cylinder and further storage.

Principal Bedroom 16' 10" x 16' 7" (5.13m x 5.05m)

A very special master bedroom. Measurements include a full run of built in wardrobes, dressing table and bedside drawers. Wood effect floor. Window overlooking rear garden. Spotlights.

En Suite 0' 0" x 0' 0" (0.00m x 0.00m)

Five piece suite of corner bath, wc with concealed cistern, wash hand basin set into vanity unit with storage below and above, bidet, king size walk in shower cubicle. Partially tiled walls, tiled floor, chrome ladder radiator. Obscure window, spotlights and extractor fan.

Bedroom 2 21' 7" x 15' 5" (6.57m x 4.70m)

With Karndean wood effect floor, window overlooking the stunning front gardens and Cambridge Road.

En Suite

Three piece suite of wc, wash hand basin and bath with mains shower over and glazed shower door, partially tiled walls,

tiled floor, obscure window, spotlights, extractor fan.

Bedroom 3 16' 2" x 15' 0" (4.92m x 4.57m)

Window providing a similar pleasant outlook as from Bedroom 2.

En Suite

Three piece suite of wc with concealed cistern, wash hand basin set into vanity unit with storage below, bath with mains shower over and glazed shower screen, partially tiled walls, tiled floor, obscure window, spotlights and extractor fan.

Bedroom 4 13' 1" x 13' 1" (3.98m x 3.98m)

A fourth double bedroom with window overlooking the south westerly facing rear garden.

En Suite

Suite comprising wc, wash hand basin, bath with mains shower over and glazed shower screen, partially tiled walls, tiled floor, obscure window, spotlights and extractor fan.

Outside

From Cambridge Road, a pillared entrance with five bar gate opens to an exclusive drive which leads to Lime Tree Cottage, which is very secluded from Cambridge Road. The front garden is laid to lawn with beautifully established trees

and shrubs to borders. There is ample parking for numerous cars and access to the rear garden can be obtained from either side of the property. An automatic garage door gives access to:

The Garage 18' 3" x 14' 9" (5.56m x 4.49m)

With light and power. Door to reception hall and second door giving access to the side.

The Rear Garden

A particular delight! Immediately outside of the two sets of bi-folding doors from the sitting room and kitchen/diner, there is patio providing a great space for barbecues and entertaining. There is a raised deck for further seating and steps then rise to the level lawn where there are further beautifully established trees, shrubs and perennials to borders and a great amount of privacy. The gardens also have the advantage of being south westerly facing and at the rear of the garden,

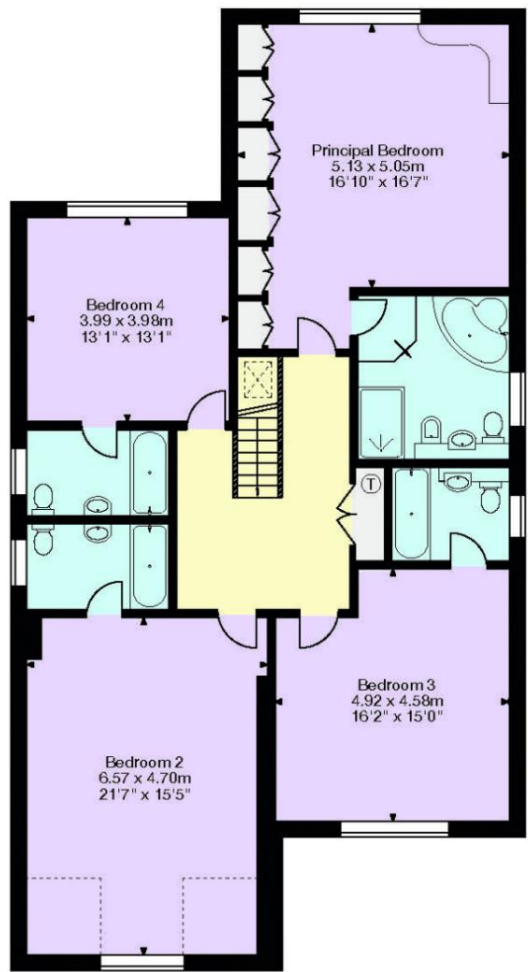
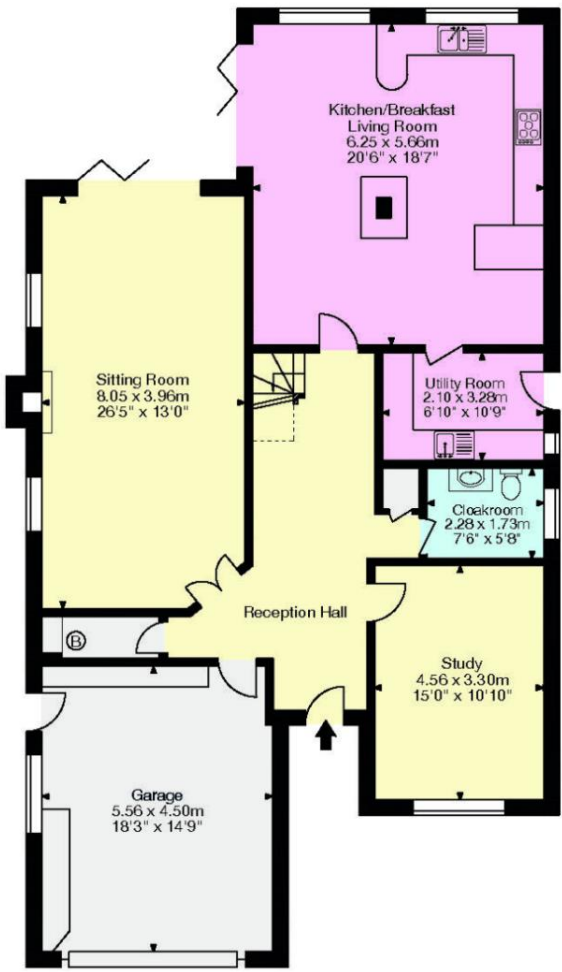








Gross Internal Area (Approx.)
 Main House = 260 sq m / 2,798 sq ft
 Garage = 24 sq m / 258 sq ft
 Total Area = 284 sq m / 3,056 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

- House
- Freehold
- 4
- Stunning Gardens
- 4
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- EPC D
- Gas Heating
- Garage & Parking

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.





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