



29 Dial Hill Road, Clevedon, BS21 7HL  
**£1,550,000**

Steven  
*Smith*



Words alone cannot do justice to what is undoubtedly one of the most admired homes in Clevedon. Whilst the phenomenal views are likely to be the talking point, the property has been expertly and thoughtfully designed to take in and enjoy the panorama from every space and angle. Filled with natural light and finished to exacting standards throughout, the feel is contemporary, stylish and unique.

The principal living accommodation is simply outstanding. Enjoying an open plan layout, extremely popular for today's modern lifestyle, the impressive drawing room and kitchen/diner provide the perfect space for relaxing, entertaining and dining and, with those spectacular views to admire, you will never be short of conversation! The seating area benefits from a contemporary wood burner and bi-fold doors leading onto an enclosed verandah, cleverly bringing the outside in. The kitchen area flows seamlessly from the drawing room and has a stylish, cutting edge feel with sleek, seamless units and high quality appliances and a dining area with further access to the balcony. It is easy to imagine the fabulous gatherings with family and friends which could be held in this wonderful social space.

The first floor is host to a total of four well proportioned double bedrooms. The master suite is sensational and would sit easily on the pages of an interior's magazine. Incorporating a generous run of fitted furniture, access to a private balcony and, the "piece de resistance" a jacuzzi bath, artfully placed for relaxing with a glass of fizz whilst watching the famous Clevedon sunsets. In addition, there is a luxurious en suite with a stylish "boutique hotel" feel. The guest suite, complete with its own bathroom, is also well appointed and perfect for when family and friends descend. The third and fourth bedrooms are served by a further family bathroom.

The lower level of this impressive home provides a great space which could be used for a number of leisure pursuits, hobbies or home working and comes complete with fitted kitchen and bathroom for convenience.

To the side of the property, a self contained one bedroom annexe could provide the perfect solution for those searching for a home suitable for dual occupation or would serve well as an additional source of income from Air B n B or rental.

In the warmer months, the beautifully landscaped gardens provide the perfect backdrop for drinking in those far reaching views and encompass areas of lawn and deck with a summerhouse, ideal for escaping a spring shower or two! There is also off street parking for multiple vehicles.

Dial Hill Road is a much admired location within Upper Clevedon. With unrivalled elevated views over the town and easy access to the array of independent boutiques, restaurants and cafes along Hill Road towards the sea front, this really is a perfect spot. Homes of this quality are rare to the market and this presents such an exciting opportunity to acquire an iconic Clevedon home.

### **Accommodation (All measurements are approximate)**

#### **Entrance**

Contemporary front door opens to:

#### **The Hallway 17' 11" x 13' 0" (5.46m x 3.96m)**

Clever open tread staircase to first floor., lots of windows providing natural light, engineered oak floor.

#### **Cloakroom**

Suite of w.c. and wash hand basin with storage below, obscure window, tiled floor.

#### **Open Plan Living**

#### **Drawing Room 30' 3" x 20' 3" (9.21m x 6.17m)**

Wow! What a space! Two sets of bi-folding doors open out onto the enclosed verandah and provide simply breathtaking views of Clevedon, The Bristol Channel and the Welsh coastline, all in a southerly direction and not forgetting those famous sunsets. Spotlights, contemporary wood burner, engineered oak floor flows through into:

#### **Kitchen/Diner 28' 6" x 17' 11" (8.68m x 5.46m)**

A state of the art seamless and handle free kitchen with working surfaces incorporating sink with mixer tap, two oversized Wolf ovens, integrated appliances include separate larder fridge and freezer, four ring hob with extractor hood, dishwasher and an oversize wine cooler. There is a breakfast bar and opening into:

#### **Dining Area**

Which is such a lovely place to entertain. With sliding patio doors opening to the balcony providing that incredible view.

#### **Utility Room 11' 0" x 7' 0" (3.35m x 2.13m)**

Fitted with wall and base units with working surfaces incorporating sink with mixer tap, plumbing for washing machine, space for tumble dryer. Wood effect floor. Impressive window and stairs descending to lower level.

#### **First Floor Landing**

With storage cupboard.

#### **Master bedroom 21' 4" x 15' 11" (6.50m x 4.85m)**

A simply stunning master suite with picture window and sliding patio door opening to a private balcony with a view to die for. Measurements include a comprehensive range of built in bedroom furniture and a jacuzzi bath

which is a great place to enjoy those famous sunsets.

#### **En Suite**

A touch of The Ritz! With w.v.c. with concealed cistern, wash hand basin set into contemporary vanity unit, drencher shower, fully tiled walls and floor, skylight, spotlights, extractor fan.

#### **Guest Bedroom 17' 3" x 13' 4" (5.25m x 4.06m)**

Measurements include a built in cupboard. Access to eaves space, window providing that stunning view, spotlights.

#### **En Suite**

Beautifully fitted with w.c. with concealed cistern, oversized twin basins with storage below, walk in shower cubicle with drencher shower, partially tiled walls, tiled floor, obscure window, spotlights, extractor fan.

#### **Bedroom 3 10' 10" x 10' 2" (3.30m x 3.10m)**

Window looking out to The Bristol Channel. Spotlights.

#### **Bedroom 4 10' 9" x 8' 10" (3.27m x 2.69m)**

Measurements exclude a recess area with window looking out onto Dial Hill Road, skylight, access to loft space.

#### **Bathroom**

Three piece white suite comprising w.c. with concealed cistern, wash hand basin set into vanity unit, shower bath with glazed shower screen, fully tiled walls and floor, skylight, spotlights, extractor fan.

From the Utility Room steps descend to:

#### **Small Inner Hall**

With door giving access to the garden, airing cupboard housing hot water cylinder.

#### **Home Office/Games Room 30' 4" x 15' 9" (9.24m x 4.80m)**

Sliding patio doors opening out onto the verandah, window to side, spotlights.

#### **Kitchen 11' 11" x 11' 3" (3.63m x 3.43m)**

Fitted with a range of base units with working surfaces, stainless steel sink, built in washing machine, electric oven, four ring electric hob, contemporary extractor hood, wood effect floor. Access to a useful storage area.

#### **Bathroom**

Three piece suite of w.c., wash hand basin, bath, fully tiled walls, wood effect floor, spotlights, chrome ladder radiator.

#### **Office 2 17' 11" x 8' 7" (5.46m x 2.61m)**

Dual aspect room. Spotlights.

#### **Outside**

From Dial Hill, a pedestrian gate with pillared entrance opens to the front of Number 29 with access to the front door. The front garden has been laid to lawn. A curved pathway splits into two areas of artificial lawn with raised borders containing small shrubs and perennials. Access to the front door of the annexe. Past this there is a second pedestrian entrance. Automatic gate gives access to a parking area for multiple vehicles and that all important view! Steps descend to:

#### **The Gardens**

The garden offers area of lawn, decking and artificial lawn with access to a summerhouse and views can be enjoyed from all angles. From the decking area, there is access to the home office and inner hall leading to all of the accommodation within the main house.

#### **The Annexe**

Front door opens to:

#### **Hall**

#### **Open Plan Living 22' 10" x 19' 1" maximum 17'2" minimum (6.95m x 5.81m)**

French doors and sliding patio door open to a private balcony with views over Mid Clevedon, Marine Lake, towards Sand Bay, The Mendips, the islands of Flat Holm and Steep Holm, the Welsh coastline and The Bristol Channel. Window to side and wood effect flooring flowing into:

#### **The Kitchen**

With a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, eye level oven with microwave above, electric four ring hob, integrated fridge/freezer, window to front, door to side, access to Worcester gas fired combination boiler.

#### **Double Bedroom 14' 0" x 10' 4" (4.26m x 3.15m)**

Measurements include built in furniture. Sliding patio doors with Juliet balcony again providing those wonderful views.

#### **En Suite**

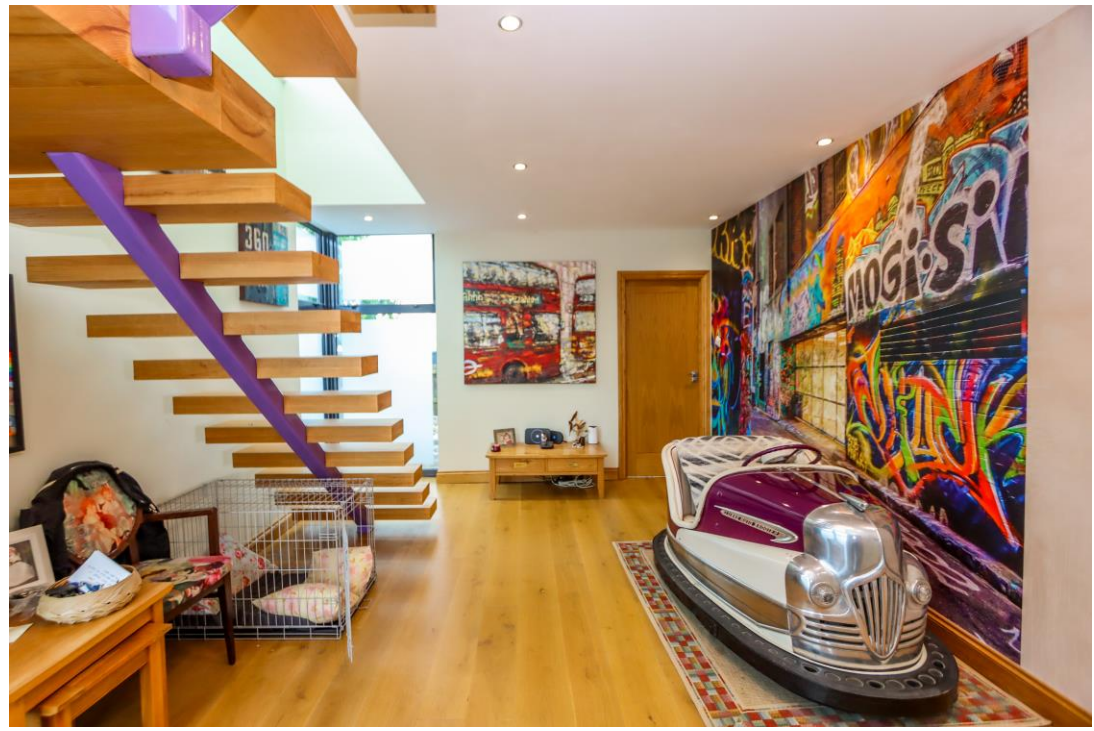
Three piece white suite of w.c., wash hand basin, shower bath with mains shower and glazed screen, partially tiled walls, wood effect floor, obscure window.

#### **Energy**

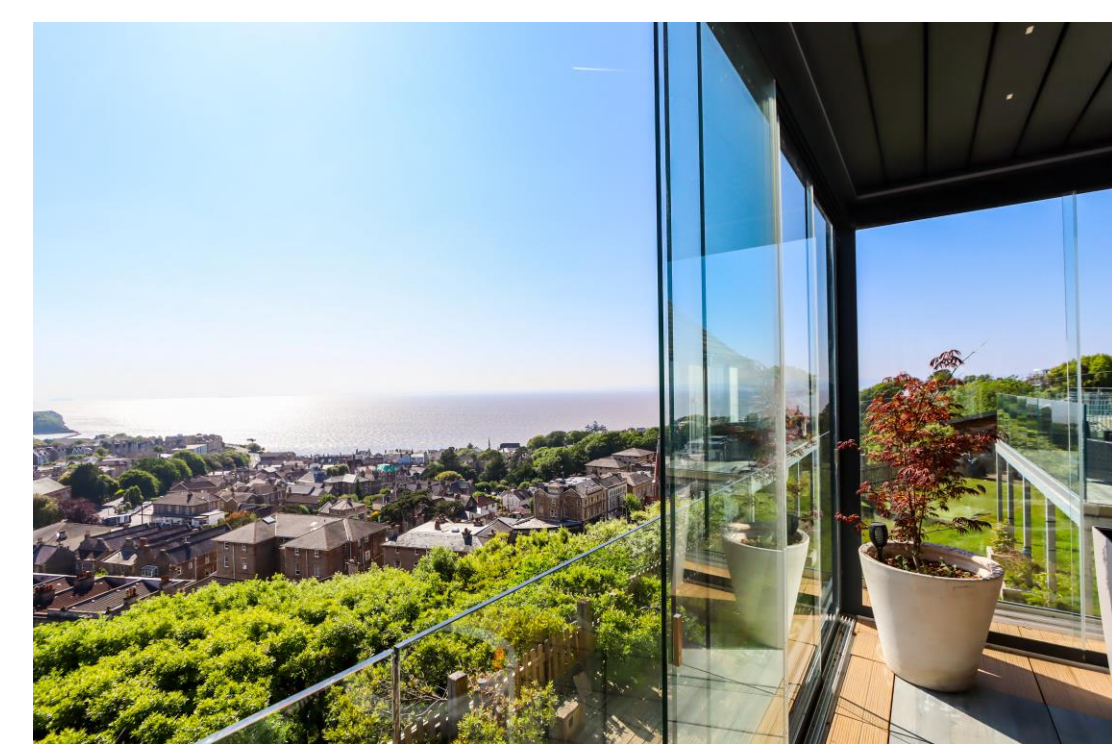
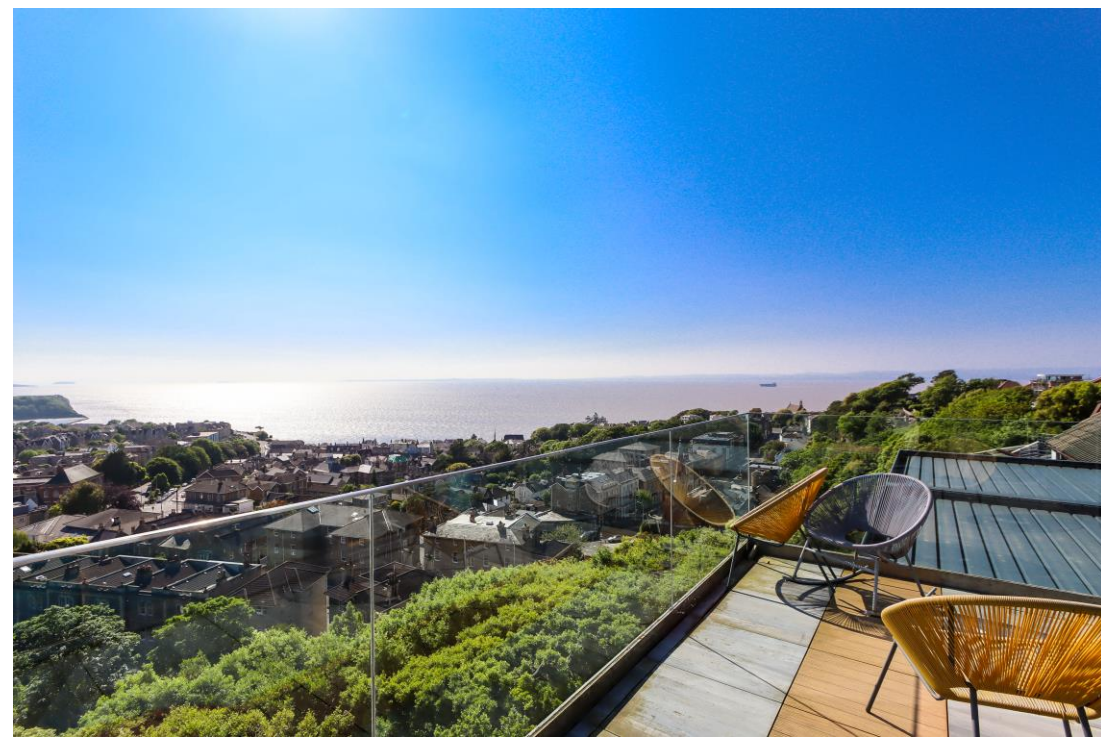
The property benefits from newly installed solar panels which currently (as at June 2023) generate 90% of the total electricity used by the household. (This will, of course, be subject to seasonal fluctuation).







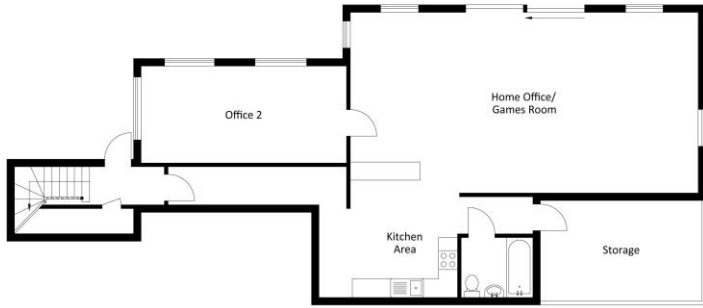






**29 Dial Hill Road, Clevedon BS21 7HL**

Approx. Area 921.4Sq.Ft - 85.6 Sq.M



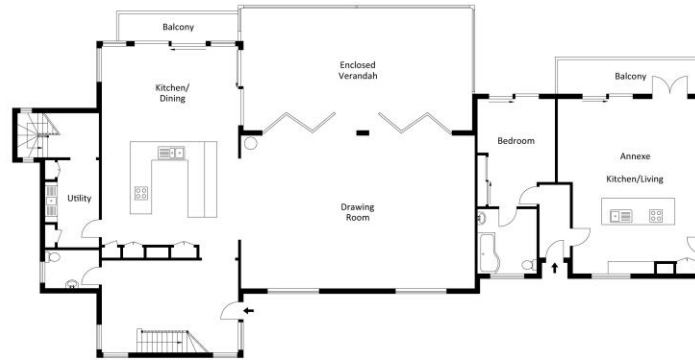
Lower Ground Floor

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.

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Approx. Area 2680.1 Sq.Ft - 249.0 Sq.M  
(Total area includes Enclosed Verandah)



Ground Floor

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Approx. Area 1311.4 Sq.Ft - 121.8 Sq.M



First Floor

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Detached House



Freehold



5



Garden



4



G



5

**EPC**



Gas Central Heating



Off Street Parking



**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 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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