



Mews Cottage, 33 Edgehill Road, Clevedon, BS21 7BZ
£699,950

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Mews Cottage offers an extremely rare opportunity to purchase a period home within one of Clevedon's most sought after locations. The accommodation has been beautifully presented throughout with great attention paid to the finer details. Outside the gardens offer space and privacy whilst proving to be easy to maintain having undergone a programme of landscaping embracing garden design with expanses of flagstone areas with borders. The property is located within an enviable distance of the sea front with its array of coastal walks.

Accommodation (all measurements approximate)

Front door opens to entrance vestibule with wood effect floor. Door opens to:

Lounge/Diner 20' 6" x 17' 8" (6.24m x 5.38m)

Measurements include stairs to first floor. A spectacular room with a large sash window providing a pleasant outlook over the gardens in a southerly direction. From this space you can look up to the master bedroom with the open mezzanine. Spotlights, wood effect floor. Double doors open to:

Garden Room 12' 7" x 10' 9" (3.83m x 3.27m)

A great addition to the property of double glazed construction with french doors opening to the gardens. High vaulted ceiling, radiator, wood effect floor, exposed stone walls.

Kitchen/Breakfast Room 15' 7" x 10' 7" (4.75m x 3.22m)

Beautifully fitted with a range of shaker style wall and base units with working surfaces, ceramic sink with mixer tap. Tiled splashbacks, double electric oven, four ring induction hob with contemporary extractor hood. Integrated appliances to include fridge/freezer, dishwasher and washer/dryer. Pull out bin storage and access to the Worcester gas fired combination boiler. Glass display cupboard, two windows, spotlights and space for a breakfast table. Tiled effect floor. Door opens to:

Bathroom

Fitted with a three piece white suite of WC, washhand basin, bath on ball and claw feet with hand held shower attachment, partially tiled walls, towel radiator, obscure window, spotlights, tiled effect floor.

FIRST FLOOR

Landing. Spotlights.

Bedroom 1 20' 2" x 11' 2" (6.14m x 3.40m)

NB. Measurements are floor space due to some restricted ceiling height because of the pitch of the roof. Measurements also exclude storage behind the bed. Two skylights, window into the garden room and the mezzanine looking down onto the dining area and through the large sash windows onto the garden.

Bedroom 2 11' 9" x 10' 8" (3.58m x 3.25m)

Measurements include a built in wardrobe. Window to rear and window to side.

Bedroom 3 10' 9" x 8' 5" (3.27m x 2.56m)

Measurements include a built in wardrobe. Skylight.

Wet Room

Beautifully fitted with a suite of WC with concealed cistern, washhand basin with storage below, shower cubicle with mains shower, fully tiled walls and floor, skylight, chrome ladder radiator.

OUTSIDE

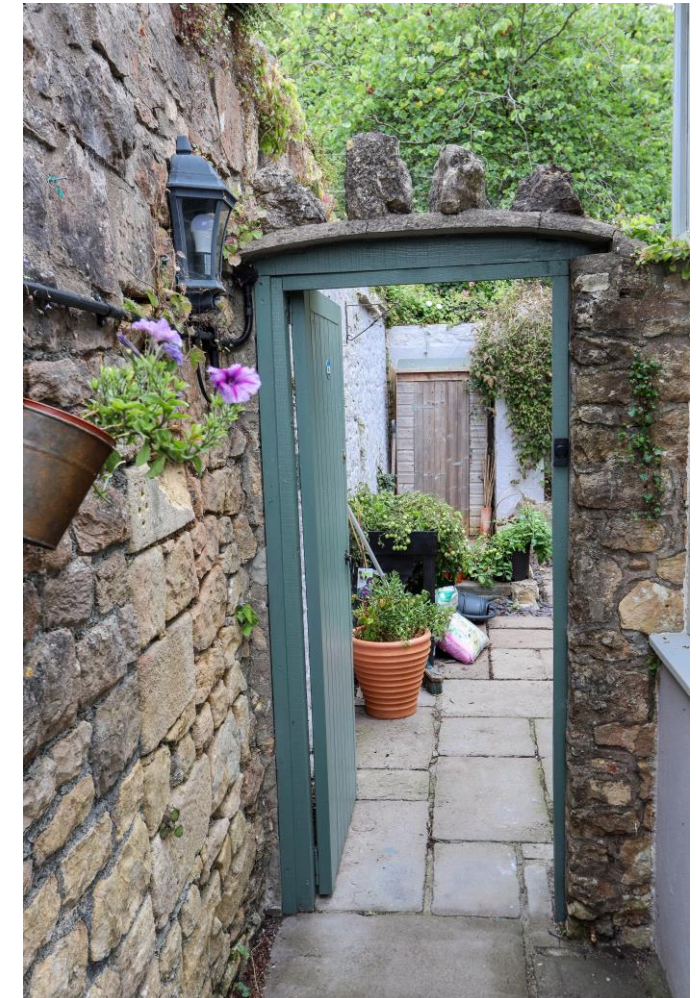
From Edgehill Road a pillared entrance opens to a blocked paved driveway providing parking for numerous cars, there is then a pretty stone wall and an array of established shrubs, perennials and small trees to borders. Two steps rise to a wrought iron gate which opens to:

The Garden

The Mews Cottage certainly has a stunning garden and has been cleverly planted by the existing owner with a fine array of established shrubs and perennials. Steps rise and give access to the garden room and to the right hand side a generous patio which will be flooded by sun as this is predominately south facing. Again in this area the borders have been beautifully stocked and this is certainly a great space for entertaining during those lovely summer months. Continuing past the garden room a lockable gate gives access to:

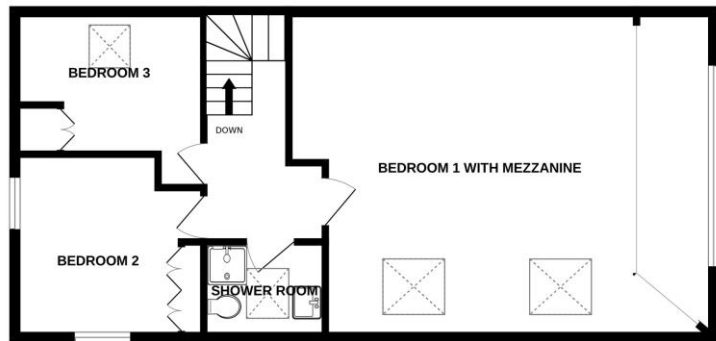
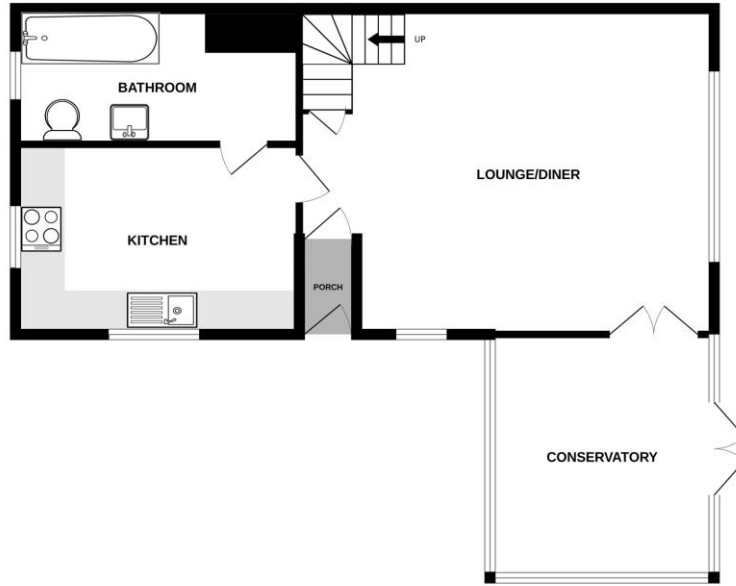
The Courtyard

Again like the main garden this has been cleverly planted with a patio and a raised stone wall with beautifully established shrubs and perennials. There is access to a small shed and then the front door of the mews cottage.





GROUND FLOOR



Semi Detached House



Freehold



3



Garden



2



E



2

EPC

E



Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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