



Clevedon House, 6 All Saints Lane, Clevedon, BS21 6AY  
**£499,950**

Steven  
*Smith*





"Clevedon House" is a beautiful Regency property which has great history being the former rent collectors house for the Clevedon Court Estate. In recent years the current owner has lovingly restored so much charm and character, whilst adding a modern flair. There are four/five bedrooms, 2/3 receptions, a modern kitchen, downstairs wc and a stunning bathroom. The approach to the house is impressive and to the front there is parking for 2 cars. The rear garden offers great privacy with a spacious summerhouse which is being used as a home gym. The location is very popular and provides easy access to the M5. A must view.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

With parquet effect floor, stairs to first floor.

#### **Sitting Room 11' 11" x 11' 11" (3.63m x 3.63m)**

A very cosy room with a window to front with plantation shutters, stunning woodburning stove set into a stone surround and hearth, wood effect floor. Door opens to:

#### **Bedroom 5/Sitting Room 10' 6" x 8' 10" (3.20m x 2.69m)**

Measurements exclude a run of built in mirror fronted wardrobes. French doors to rear garden, spotlights. Door opens to:

#### **Cloakroom**

Fitted with a white suite of WC, wall mounted washhand basin, partially tiled walls, obscure window with plantation shutters, access to loft space, chrome ladder radiator, wood effect floor.

From the hallway door opens to:

#### **Kitchen 11' 2" x 10' 9" (3.40m x 3.27m)**

Beautifully fitted with a range of high gloss fronted wall and base units with butchers block work surfaces, stainless steel sink, gas and electric cooker points with contemporary extractor hood. Tiled splashback, plumbing in place for an integrated dishwasher, two windows and door to rear garden. Measurements exclude an understairs area where there is plumbing for a washing machine and access to the Vaillant gas fired combination boiler. Wood effect floor flows through into:

#### **Dining Room 12' 4" x 12' 1" (3.76m x 3.68m)**

A lovely room with a window and plantation shutters to front. Feature stone fireplace.

#### **Half Landing**

Pretty stained glass window to rear.

#### **Landing**

With access to loft space and leading to the following accommodation:

#### **Bedroom 1 11' 10" x 9' 11" (3.60m x 3.02m)**

Pretty Georgian bedroom fireplace, window to front.

#### **Bedroom 2 11' 10" x 9' 10" (3.60m x 2.99m)**

Window looking out to front.

#### **Bedroom 3 11' 4" x 10' 7" (3.45m x 3.22m)**

Window looking over the rear garden.

#### **Bedroom 4 8' 7" x 8' 4" (2.61m x 2.54m)**

Measurements include a built in wardrobe. Window to front.

#### **Luxury Bathroom**

An exquisite four piece white suite bathroom consisting of a WC, contemporary washhand basin, freestanding bath on ball and claw feet, walk in double ended king size shower cubicle, chrome ladder radiator, feature tiled walls, tiled floor, window to rear, spotlights, extractor fan.

#### **OUTSIDE**

From the front there is immediate access to Clevedon House and providing off road parking for two cars. A pathway leads to the pretty arched front door and

to the left hand side there is storage for wood etc. The garden is bound by a beautiful stone wall.

### **The Rear Garden**

Which can be gained via All Saints Lane via a lockable gate and also the french doors of the fifth bedroom or the door from the kitchen. The garden is laid to stone chippings with access to a:

### **Home Gym/Summer House 12' 6" x 9' 2" (3.81m x 2.79m)**

Of timber construction with double doors and window, power and light. Outside water tap.

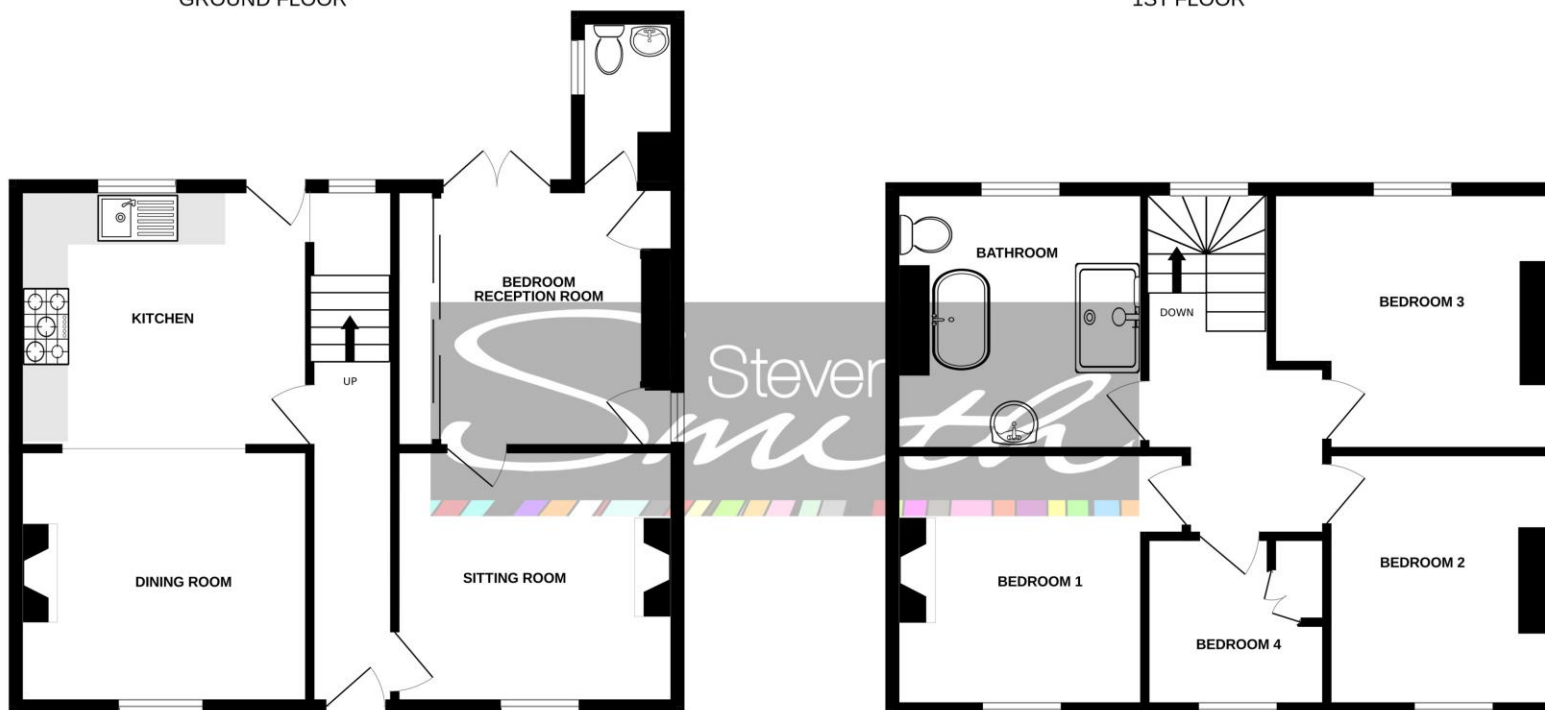






GROUND FLOOR

1ST FLOOR



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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End of Terrace House



Freehold



4



Garden



1



E



3

**EPC** D



Gas Central Heating



Parking





#### Health & Safety Statement

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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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