



The Summer House, 51a Dial Hill Road, Clevedon, BS21 7EW
£1,100,000

Steven
Smith



Welcome to this exceptional individually built four bedroom detached home, perfectly situated in the sought after coastal town of Clevedon. Designed for contemporary living, this property combines style, comfort, and breathtaking views of the nearby sea. Each room is thoughtfully designed, offering ample space, natural light and a neutral palette to suit a variety of tastes. The heart of the home boasts an open plan kitchen, dining and living area with sleek modern finishes and underfloor heating, perfect for entertaining and family life. The property benefits from large windows and a private balcony, offering uninterrupted views of the Clevedon coastline. The home includes a luxurious en suite to the master bedroom, an en suite to the guest bedroom, a family bathroom and a downstairs cloakroom. A landscaped rear garden provides a peaceful retreat with space for outdoor dining and relaxation. Ample off road parking and a secure garage cater to all your practical needs. Located in a prime location, this home is just a short distance from Clevedon's seafront, local amenities and excellent schools. Contact us today to arrange your viewing and experience coastal living at its finest.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

An impressive space with stairs to first floor, tiled floor, spotlights.

Cloakroom

White suite of WC, washhand basin, partially tiled walls, tiled floor, obscure window, spotlights.

Kitchen/Diner 30'1" x 12'7" max 7'8" min

Such an impressive entertaining space and beautifully fitted with a comprehensive range of wall and base units with granite working surfaces incorporating a sink with drainer, gas and electric cooker points with contemporary extractor hood, American style fridge/freezer, integrated dishwasher, glass display cabinets and shelving, breakfast bar, space for a dining table, spotlights. Window and French doors with windows either side connecting the space beautifully with the rear garden.

Dining Room/Snug Room 16' 0" x 10' 6" (4.87m x 3.20m)

This room is currently being used as formal dining room but would make a great snug room. Window to front.

Utility Room 8' 9" x 6' 0" (2.66m x 1.83m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and space for self condensing tumble dryer, access to the Vaillant gas boiler. Tiled floor, window to side, door to integral garage.

FIRST FLOOR

Landing. Stairs to second floor, spotlights.

Sitting Room 19' 0" x 12' 7" (5.79m x 3.83m)

A beautiful room with french doors and windows either side opening to the balcony with an outstanding view of the Bristol Channel towards Cardiff Bay, the islands of Flatholm and Steepholm, Sand Bay and the Mendips in the far distance. This is also a south facing view, spotlights.



Bedroom 2 16' 1" x 9' 9" (4.90m x 2.97m)

Measurements exclude a built in wardrobe. Dual aspect room with window looking out onto Dial Hill up towards Clevedon Golf Club and a second window to side providing views of the Bristol Channel towards Newport.

En-Suite

Beautifully fitted with a three piece white suite of WC, washhand basin with drawer storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

Bedroom 3 11'7" max 7'3" min x 10'8"

Measurements exclude a built in wardrobe. Window overlooking the impressive rear gardens and towards the Bristol Channel. This room is currently being used as a home office.

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

Measurements exclude built in wardrobe. Window looking out onto Dial Hill Road.

Family Bathroom

Fitted with a four piece white suite of WC, contemporary washhand basin, bath and separate shower cubicle with mains shower, partially tiled walls, tiled floor, obscure window, spotlights, extractor fan, chrome ladder radiator.

SECOND FLOOR

Landing. A great space with high vaulted ceilings, four skylights and wood effect floor.

The Master Bedroom 19'5" max 14'9" min x 12'7"

Such a special room with french doors opening to a Juliet balcony providing an incredible view across mid Clevedon taking in the Bandstand, Marine Lake, Poets Walk stretching towards Sand Bay, the islands of Flatholm and Steepholm, the Bristol Channel, the Welsh coastline and even Clevedon's famous Grade I Listed Pier. To the left hand side the view stretching across Clevedon towards the Mendips in a southerly direction. The measurements exclude a walk in wardrobe.

Bathroom 20' 0" x 5' 7" (6.09m x 1.70m)

Fitted with a five piece white suite of WC, contemporary washhand basin, bidet, bath and separate shower cubicle with mains shower, partially tiled walls, tiled floor, high vaulted ceilings, obscure window, two chrome ladder radiators, extractor fan. Measurements exclude airing cupboard with hot water tank and shelves.

The Garden

The garden has the advantage of being predominantly south facing, immediately outside of the property there is a block paved patio, steps then rise to a circular level lawn with beautifully established shrubs, perennials and small trees to border, there is a feature pond, a raised veg plot and at the rear of the garden a useful shed. From this area there is also a beautiful view of the Bristol Channel and looking back at the house it is so special.

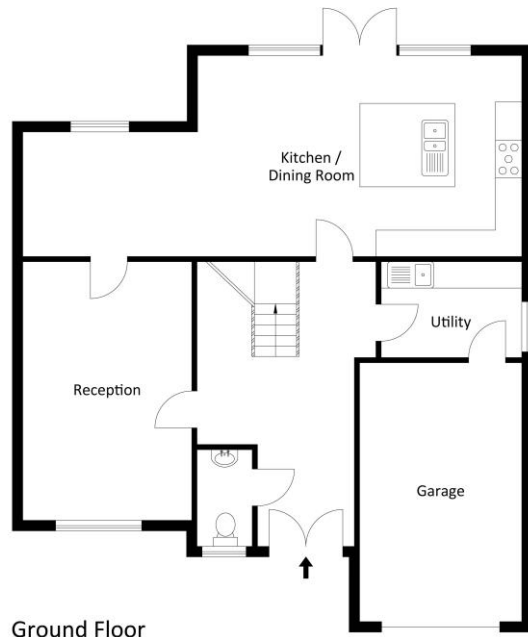








51A Dial Hill Road, Clevedon
Approx. Area 929.89 Sq.Ft - 86.39 Sq.M
(Total area includes garage)

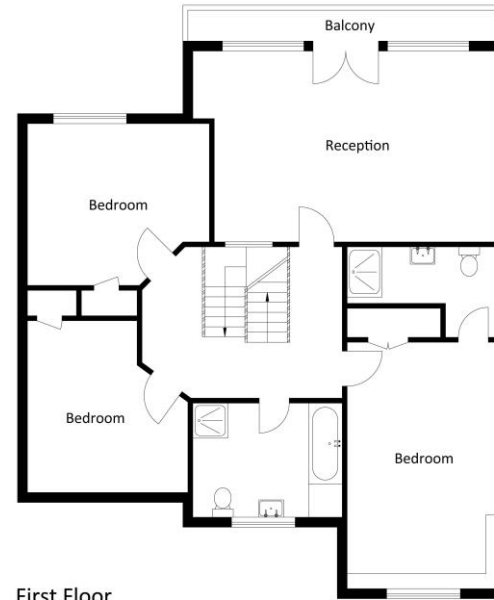


Ground Floor

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 929.89 Sq.Ft - 86.39 Sq.M

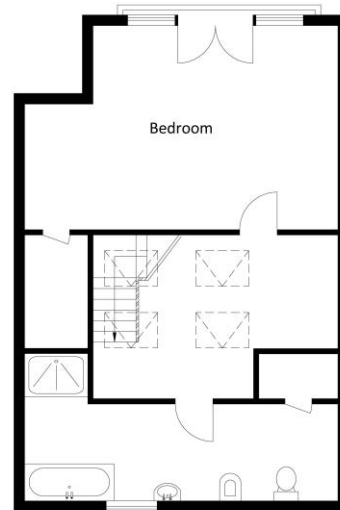


First Floor

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51A Dial Hill Road, Clevedon
Approx. Area 531.72 Sq.Ft - 49.42 Sq.M



Second Floor

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Detached House



Freehold



4



Garden



3



G



3

EPC

B



Gas Central Heating



Garage and 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 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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