



Orchard End, 14 Highdale Road, Clevedon, BS21 7LR
£875,000

Steven
Smith

Situated in the heart of mid Clevedon, this charming five bedroom 1930's detached home offers a perfect blend of character, space and breathtaking surroundings. Set within beautifully landscaped gardens, the property provides a serene retreat while being conveniently located for local amenities and transport links. Inside, the home boasts generously sized rooms with period features, high ceilings, and an abundance of natural light. The spacious living areas provide a warm and inviting atmosphere, perfect for both family life and entertaining. Externally, the property benefits from ample parking, a garage, and picturesque views across towards the Mendip Hills, enhancing its appeal as a truly special home. This is a rare opportunity to acquire a home of this calibre in such a sought after location, a viewing is highly recommended.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch with quarry tiled floor, door opens to:

Hallway

An impressive staircase rises to the first floor, exposed wooden floor and leading to the following accommodation. Door gives access to side porch with door to rear garden.

Bathroom

Three piece white suite of WC, washhand basin, freestanding bath, partially tiled walls, wood effect floor, obscure window.

Sitting Room 13' 9" into bay x 12' 6" (4.19m into bay x 3.81m)

An elegant room with a bay window overlooking the stunning garden, beautiful fireplace incorporating a coal effect fire.

Living Room 13' 6" x 12' 0" (4.11m x 3.65m)

A light and airy room with a set of french doors opening to the:

Conservatory

Of dwarf wall and double glazed construction with a tiled floor and a door opening to the rear garden.

Kitchen 14'0" max 10'8" min x 13'0"

A dual aspect room with windows looking over the front drive and second window to side. Fitted with base units with working surface and stainless steel sink, further wall storage, gas and electric cooker point with contemporary extractor hood, wood effect floor. Access to the Mexico floor mounted gas boiler.

Dining Room 13' 0" x 9' 0" (3.96m x 2.74m)

A great reception room with a pretty fireplace, exposed floorboards and window to side.

Side Porch

With access to a:

Walk in Larder/Utility Area 12' 0" x 4' 0" (3.65m x 1.22m)

To the left is a walk in larder fitted with cupboard and shelving. To the right is the utility room with wall and base units and working surfaces, stainless steel sink, plumbing for washing machine, tiled splashbacks, wood effect floor, window to side.

FIRST FLOOR

Landing. A window gives a pleasant outlook over the front drive and garden back up Highdale Road and taking in the beautiful stone walling and wildlife. Two further windows to either side of the property.

Bedroom 1 14' 1" x 12' 5" (4.29m x 3.78m)

Wood effect floor and a window providing a pleasant outlook over the rear garden towards the Mendips in the far distance.

Bedroom 2 13' 6" x 12' 0" (4.11m x 3.65m)

Window providing the same pleasant outlook as bedroom 1.

Bedroom 3 11' 7" x 9' 0" (3.53m x 2.74m)

Exposed floorboards, window to side.

Bedroom 4 13'0" x 7'0" max 5'5" min

Measurements exclude the airing cupboard housing the hot water cylinder. Window looking out to front drive, wood effect floor.

Bedroom 5 11' 11" x 3' 11" (3.63m x 1.19m)

Wood effect floor, window overlooking the rear garden.

Family Bathroom

Beautifully fitted with a four piece white suite of WC, washhand basin, freestanding bath and separate king size shower cubicle with mains shower. Partially tiled walls, wood effect floor, two obscure windows, extractor fan.

OUTSIDE

From Highdale Road a pillared entrance with wrought iron gates opens to the front drive providing parking for numerous cars and giving access to the detached garage. A few steps rise to an area of lawn and access to the rear garden can be gained via a lockable gate.

Rear Garden

Orchard End certainly has an impressive rear garden and immediately outside of the conservatory is an incredible patio terrace. This area is a great space for

outdoor entertaining and taking in plenty of sun. Steps descend to a level lawn and a second patio giving access to the summer house. The garden has a fine array of established shrubs, trees and perennials and is bound by a mixture of panelled and close board fencing and a beautiful stone wall. From the bottom of the garden is where you really do appreciate the architecture of Orchard End. The veranda sweeps around the side of the house giving access to the side porch and further outdoor lockable storage.

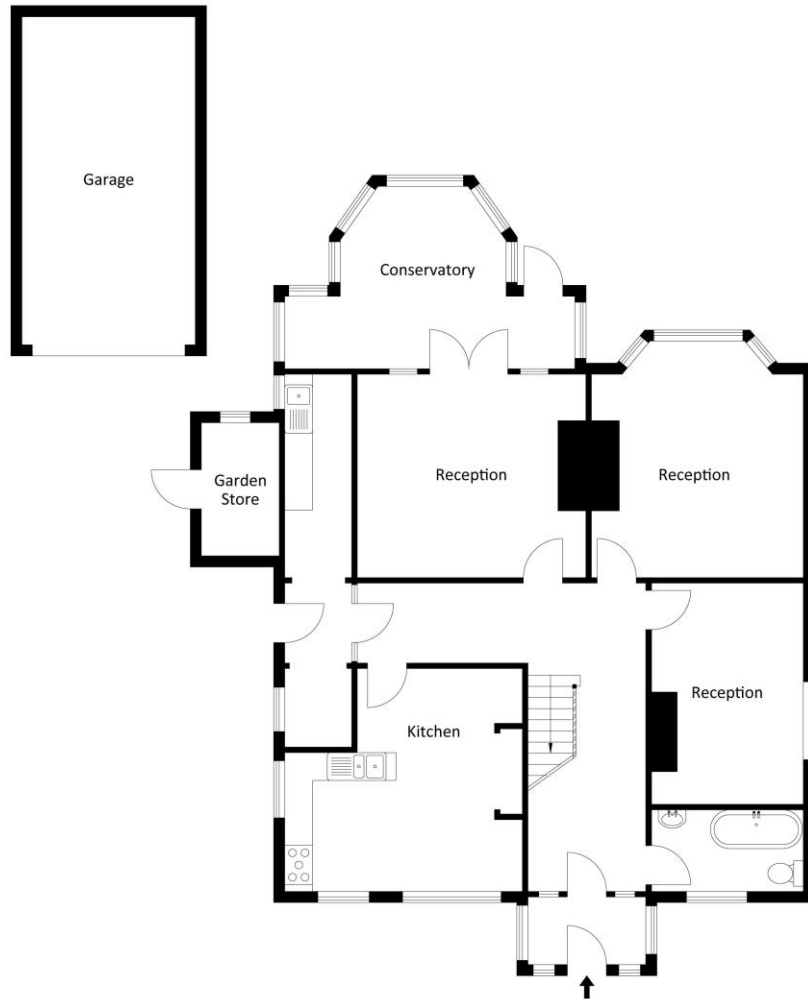








14 Highdale Road, Clevedon
Approx. Area 1343 Sq.Ft - 124.8 Sq.M
(Total area includes garage)



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.

14 Highdale Road, Clevedon
Approx. Area 928.5 Sq.Ft - 86.3 Sq.M



First 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.



Detached House



Freehold



5



Garden



2



G



3

EPC E



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

