



Highdale Farm West, Highdale Avenue, Clevedon, BS21 7LX  
**£1,100,000**

Steven  
*Smith*



A wonderful example of Clevedon's rich history, Highdale Farm West is the third oldest building in the seaside town of Clevedon, after Clevedon Court and St Andrews Church. Despite flourishing as a Victorian seaside resort town, Clevedon's existence can be dated back to the Domesday Book, and Highdale's first mention can be found in 1317, though the building is certainly older. The site was the functional hub in the town's early days, with the first Bath stone farm building housing agricultural workers and tools to tend the fields stretching out below the hill immediately behind the house. The importance of the site is exemplified in the construction of a chantry in the 14th Century, a small chapel for regular religious services which also gives its namesake to the nearby St Nicholas Chantry School. Highdale's continued relevance to the towns agricultural and ecclesiastical life is recorded well into the 19th Century, at one point even housing the MP for Bristol, John Knight in 1730. However, Highdale's centrality to Clevedon's heritage has been best immortalised by the paintings of Doris Hatt, a distinguished local painter whose works of art including Highdale are proudly reproduced in a permanent display of Clevedon Queens Square.

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

### **GROUND FLOOR**

Front door opens to porch, tiled floor, two windows, high vaulted ceiling. Stunning wooden door opens to:

#### **Kitchen/Diner 17' 2" x 16' 9" (5.23m x 5.10m)**

Simply stunning! Fitted with a range of sleek wall and base units with working surfaces incorporating a sink, space for American style fridge/freezer, five ring induction hob with contemporary extractor hood, electric oven, tiled floor and a roller door lifts up giving access to the tea making area with a second sink. Space for a dining table, window to front and rear, spotlights, integrated dishwasher, pantry cupboard, underfloor heating.

#### **Sitting Room 16' 3" x 16' 9" (4.95m x 5.10m)**

An incredible room with a beautiful woodburning stove set into the original fireplace on a stone hearth. Window overlooking the front garden, engineered wood floor, built in cupboard, underfloor heating.

From the kitchen/diner a door opens to:

#### **Snug Room/Formal Dining Room 20' 9" x 8' 7" (6.32m x 2.61m)**

Measurements include the stairs to first floor accommodation, french doors

opening out to the patio and window to rear, engineered oak floor, high vaulted ceiling, three skylights.

### **WC/Utility**

With white suite of WC with concealed cistern, Belfast sink with wooden work surface and storage below, plumbing for washing machine, space for tumble dryer, window to side, fully tiled walls and floor.

### **FIRST FLOOR**

Stairs to second floor accommodation, built in cupboard, understairs storage.

#### **Bedroom 1 14' 3" x 13' 8" (4.34m x 4.16m)**

Measurements include a comprehensive run of built in wardrobes. Window overlooking the front garden.

#### **Bedroom 2 17'4" x 9'9" max 8'11" min**

Measurements include a built in wardrobe. Window providing a lovely outlook over the garden in a southerly direction over the rooftops of Clevedon towards the Mendips in the far distance. Wood effect floor.

### **Bathroom**

Such an impressive bathroom with a five piece suite of WC with concealed cistern, king size shower cubicle with waterfall shower, over sized bath, impressive stone his and her sinks, partially tiled walls, tiled floor, exposed stone walling and window to front. Spotlights, chrome ladder radiator, underfloor heating.

## SECOND FLOOR

**Landing.** Skylight, built in cupboard.

### **Bedroom 3 14' 2" x 12' 6" (4.31m x 3.81m)**

NB. Measurements are floor space due to restricted head height due to the pitch of the roof. Two skylights, built in wardrobe and book shelving, spotlights.

### **Bedroom 4 12' 5" x 9' 7" (3.78m x 2.92m)**

NB. Measurements are floor space due to restricted ceiling height due to the pitch of the roof. Skylight, built in wardrobe.

### **Wet Room**

With a walk in shower cubicle, contemporary washhand basin, WC with concealed cistern, fully tiled walls and floor, spotlights, towel radiator, underfloor heating.

## OUTSIDE

From Highdale Avenue a private drive gives access to a five bar pillared gate which opens to the extensive driveway of Highdale Farm West leading to a parking area and a detached double garage.

### **The Gardens**

Where do we start, the gardens are simply stunning and immediately outside of the property is an area of lawn with beautifully established shrubs and perennials to borders, there is then access to the raised patio which is a great entertaining space during those lovely summer months. The driveway splits this area of lawn from a second extensive area of lawn where there are beautiful established trees and shrubs to borders.

Looking up past the garage Highdale Farm West also owns all of the garden area here, again with further established shrubs and trees. Gardens of this size within this part of Clevedon are extremely rare and will without a doubt attract the keenest of gardeners. They are also great gardens for children to investigate and even for the family dog.

### **Double Garage 22' 5" x 18' 6" (6.83m x 5.63m)**

With two sets of double doors, power and light, window and a staircase rises and leads to:

### **Loft Space/Potential Home Office 22' 5" x 11' 5" (6.83m x 3.48m)**

NB. There is some restricted head height due to the pitch of the roof. Window looking out onto the patio. This area could easily be converted into a sizable home office or gym etc.

















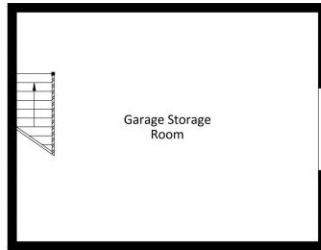




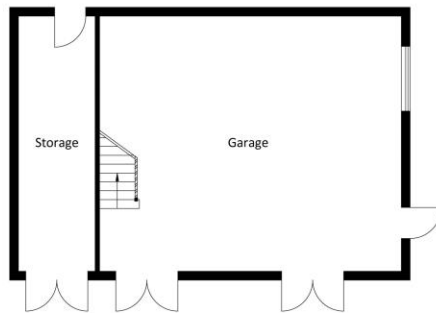




Highdale Farm West, Highdale Avenue,  
 Clevedon, BS21 9LX  
 Approx. Area 2722.50 Sq.Ft - 252.90 Sq.M  
 (Total area includes garage)



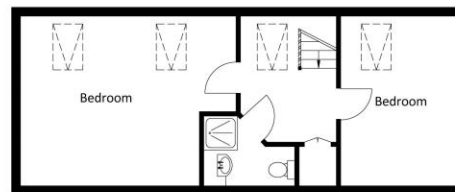
Garage First Floor



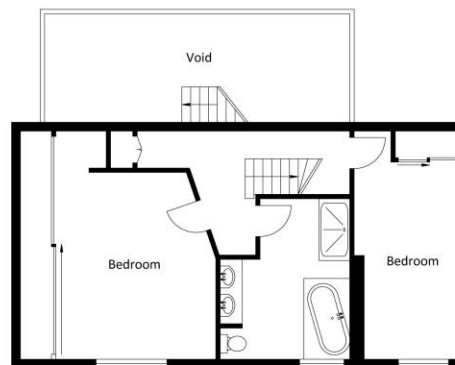
Garage Ground Floor



Ground Floor



Second Floor



First Floor



Semi Detached House



Freehold



4



Garden



2



E



2

**EPC**

E



Gas Central Heating



Garage and Parking

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.





#### 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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