



2 Millcross, Clevedon, BS21 5JL
£599,950

Steven
Smith

This modern detached four bedroom home is situated in the sought after Millcross area of Clevedon, offering a rare combination of contemporary living and natural surroundings. Designed with family life in mind, the property features spacious, well proportioned interiors finished to a high standard throughout. To the rear, the house enjoys a private, south facing garden that captures sunlight throughout the day and provides a peaceful retreat with views across the river bank and the tranquil waters of the Blind Yeo river. This exceptional setting offers both privacy and a unique connection to nature, all while being within easy reach of local amenities, schools, the sea front and Clevedon's vibrant town centre.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Oak floor, stairs to first floor.

Sitting Room 16'4" into bay x 13'0" max 11'2" min

A lovely room with a bay window looking out over the front and onto Millcross. Feature coal effect fireplace, oak floor. Door opens to:

Kitchen/Diner 16' 2" x 10' 11" (4.92m x 3.32m)

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units incorporating a butchers block effect work surface, sink with mixer tap and drainer, gas and electric cooker points with contemporary extractor hood, plumbing for dishwasher, space for fridge/freezer, glass display cupboards, space for a dining table, spotlights. Window and french doors opening to the rear garden. Measurements exclude the understairs cupboard. Door gives access to:

Utility/WC 10' 10" x 7' 10" (3.30m x 2.39m)

Measurements include the WC. There is a door into the WC where there is a washhand basin, fully tiled walls, tiled floor, chrome ladder radiator, obscure window. Opening to the utility, fitted with a range of wall and base units with working surfaces, plumbing for washing machine, space for tumble dryer, access to the Logic gas fired boiler, access to loft space, tiled floor, window and door to rear garden. A door then opens to:

Dining Room/Snug Room 16' 5" x 7' 11" (5.00m x 2.41m)

Formerly the garage but converted into extra living space with window to front, oak floor, door to the main hallway.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the hot water cylinder.

Bedroom 1 16' 3" x 9' 3" (4.95m x 2.82m)

Measurements include a mirror fronted wardrobe and overstairs cupboard. Two windows looking out onto Millcross, engineered oak floor.

Bedroom 2 13' 6" x 7' 10" (4.11m x 2.39m)

Window looking out to front.

Bedroom 3 9' 6" x 9' 0" (2.89m x 2.74m)

Wood effect floor, window providing a pleasant outlook over the stunning rear garden and towards the river bank and Blind Yeo river.

Bedroom 4 9' 1" x 6' 7" (2.77m x 2.01m)

Window providing the same pleasant outlook as bedroom 3.

Bathroom

Three piece white suite of WC, washhand basin, bath with hand held shower attachment and Triton electric shower, fully tiled walls, tiled floor, spotlights, obscure window, chrome ladder radiator.



OUTSIDE

From Millcross there is a block paved drive providing parking for three cars. The gardens at the front are bound by hedging. A lockable side gate gives access to:

The Rear Garden

Number 2 Millcross has a very impressive rear garden, immediately outside of the french doors from the kitchen/diner is a lovely patio which is bathed in sun as it is predominantly south facing. This then steps down to a decking area, there is a lovely mature lawn with beautifully established borders consisting of perennials, shrubs and trees. To the side of the property there is access to a spacious shed/workshop and in the past there was planning here for a garage which has now lapsed. The gardens are bound by concrete pillared panelled fencing and will certainly attract the keenest of gardeners. The views from here stretch towards the neighbouring riverbank and nearby farmland. They are also extremely private. Outside water tap.
















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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-  Detached House
-  Freehold
-  4
-  Garden
-  1
-  E
-  2
- 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.

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

