



19 Fearnville Estate, Clevedon, BS21 6PX
Offers in the Region Of £625,000

Steven
Smith

This attractive 1930's semi detached home is brimming with character and set in the highly desirable Fearnville area of Clevedon. Beautifully presented throughout, the property offers three well proportioned bedrooms along with a versatile loft room, ideal as a study, playroom or guest space. The ground floor provides generous living accommodation with two elegant reception rooms and an extended kitchen diner that opens onto the garden, creating the perfect space for modern family life and entertaining. The rear garden is a real highlight. A stunning landscaped haven that enjoys a peaceful backdrop onto the Land Yeo river, offering a wonderful sense of privacy and tranquillity. To the front, the home benefits from ample driveway parking and a garage, ensuring both practicality and convenience. Combining period charm with a superb setting, this is a rare opportunity to secure a delightful home in one of Clevedon's most sought-after residential areas.

Accommodation (all measurements approximate)

GROUND FLOOR

Original stained glass door opens to:

The Hallway

A lovely space with tiled floor, stairs to first floor.

Sitting Room 13' 7" into bay x 12' 5" (4.14m into bay x 3.78m)

The perfect room for a cosy evening with an open fireplace taking centre stage, picture rail, window to front.

Snug Room 13' 0" x 11' 5" (3.96m x 3.48m)

With a woodburning stove set into a surround and hearth, opening to the kitchen/diner.

From the hallway a door opens to:

Utility Area 9' 7" x 7' 0" (2.92m x 2.13m)

Fitted with wall and base units, tiled floor, space for fridge/freezer, door to garage. Access to:

WC

With WC combined with washhand basin, tiled floor, partially tiled walls.

From the utility area it opens to a further space where there is plumbing for washing machine and space for tumble dryer and access to the Worcester gas fired combination boiler. Door opens to:

Shower Room

King size shower cubicle with mains shower, partially tiled walls, tiled floor, skylight.

Kitchen/Diner 26' 4" x 9' 1" (8.02m x 2.77m)

A great addition to the property with a high vaulted ceiling with multiple spotlights and two skylights. Fitted with a range of high gloss fronted wall and base units with working surfaces, tiled splashbacks, sink with mixer tap, plumbing for dishwasher, integrated fridge, dual cooker with seven ring gas hob with contemporary extractor hood, two windows to rear and french doors opening to the rear garden, space for dining table, tiled effect floor and opening to the snug room.

FIRST FLOOR

Landing. Stairs to second floor accommodation.

Bedroom 1 14' 3" into bay x 12' 7" (4.34m into bay x 3.83m)

Bay window looks out onto Fearnville Estate, pretty 1930's bedroom fireplace, picture rail.

Bedroom 2 13'0" max 7'6" min x 11'1"

Recess area under the stairs, perfect for hanging clothes etc. Window to rear garden, picture rail.

Bedroom 3 9' 9" x 7' 6" (2.97m x 2.28m)

With picture rail and window overlooking the rear garden.



Bathroom

Three piece white suite of WC, washhand basin, bath with mains shower, fully tiled walls and floor, obscure window, extractor fan.

SECOND FLOOR

Landing.

Loft Room 14'9" x 10'10" max 5'4" min

A triple aspect room with two skylights to front and rear and a third skylight to side. Access to eaves space via multiple doors.

OUTSIDE

From Fearnville a pillared entrance opens to the driveway providing off road parking and leads to the garage. A pretty archway with a tiled floor leads to the impressive 1930's front door.

Garage 16' 1" x 7' 11" (4.90m x 2.41m)

With power and light and door to utility area.

The Rear Garden

Number 19 Fearnville Estate certainly has an impressive rear garden which has been beautifully landscaped by the current owners. Immediately outside of the french doors from the kitchen/diner is a lovely Indian sandstone patio and to the right hand side an impressive wood store. The left hand side has an array of

small established shrubs and perennials and there are multiple outbuildings with two useful sheds and at the rear of the garden one of the most impressive entertaining spaces we have seen in recent times. The area has been laid to slate effect patio which steps down taking a full view of the neighbouring river and its lovely wildlife. This is a great place for outdoor entertaining and gives access to:

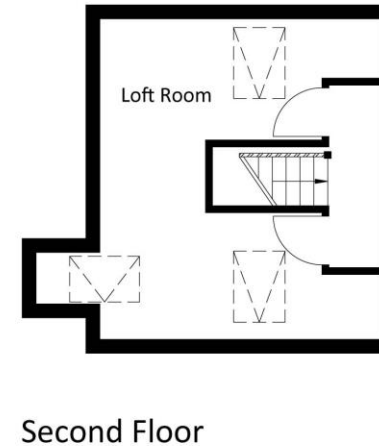
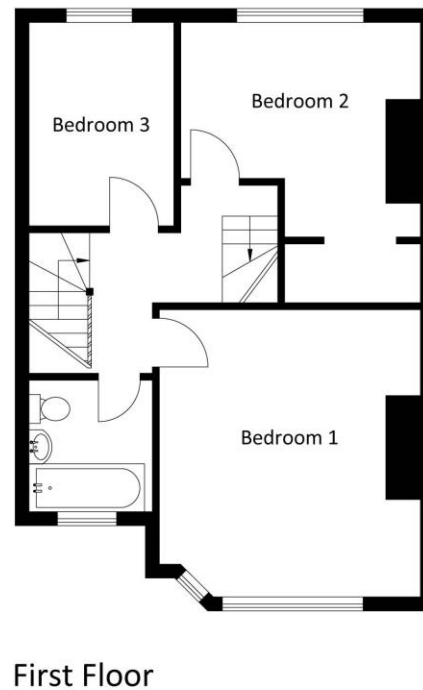
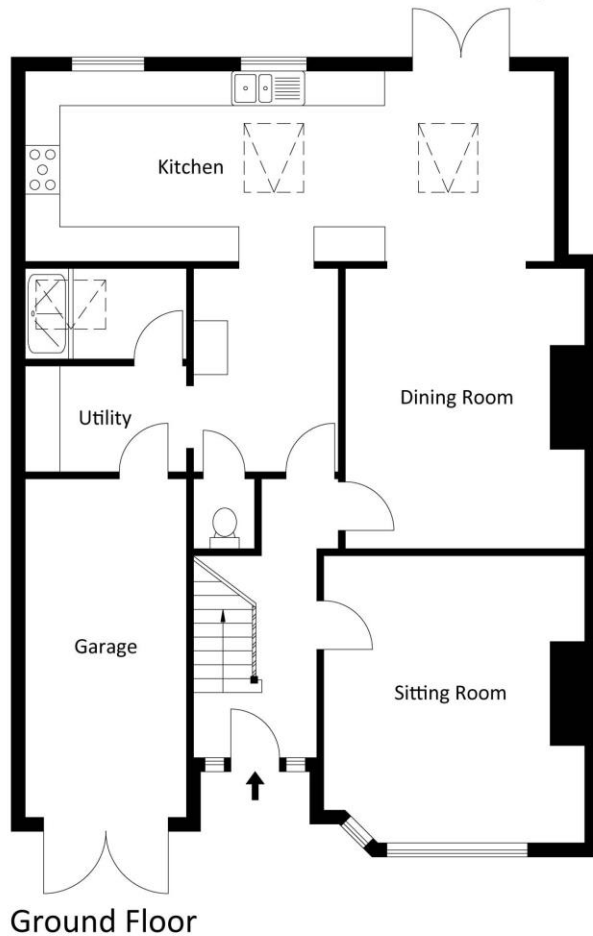
The Man Cave

Inside you will find a lovely woodburning stove and this space inter-connects to the workshop area (currently being used for model trains). Power and light.





19 Fearnville Estate, Clevedon
 Approx. Area 1607.9 Sq.Ft - 149.4 Sq.M
 (Total area includes garage)



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.



Semi Detached House



Freehold



3



Garden



2



C



2

EPC

D



Gas Central Heating



Garage



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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