



The Old Library, 6 Linden Road, Clevedon, North Somerset, BS21 7SN  
**£1,050,000**

Steven  
*Smith*



## The Old Library

Steven Smith is delighted to bring to market this impressive home with a rich and well documented history which dates back to the 1890's. The building was originally occupied for commercial use as a Gentleman's Club before serving as the Local Civil Defence Headquarters during the war and latterly 'The Old Library' for the Clevedon community. The property was then adapted into a unique and truly magnificent family home.

The Old Library retains an element of eccentricity and the historical use of the building lends itself very well as an 'upside-down house', with all four bedrooms being on the ground floor and the expansive living spaces and kitchen being situated on the first floor. Stepping in through the front door, a grand geometric tiled hallway provides access onto four bedrooms, each with their own orientation and period detailing which includes cornicing and roses, high ceilings and ornate fireplaces. The master bedroom is situated along the hallway at the rear of the property and features sash windows with garden views, a walk in wardrobe, an en suite complete with dual sinks, walk in shower and underfloor heating. Three additional double bedrooms and two additional bathrooms

are also accessible from the hallway, along with under stair storage and steps down to a basement area, which notably offers conversion potential to additional living space and spans approximately 550 square foot. A two tiered staircase provides access to the first floor of the property. To the left is the kitchen/dining room which has a bright and airy feel with high ceilings, double fronted sash windows and French doors offering views over the garden and neighbouring tennis courts. The kitchen features an island, granite work surfaces, high specification integrated appliances and also offers ample room for a dining table. To the other side of the hall is a remarkable drawing room which is certainly one of the principle features of this property. The room maintains period cornicing and detailing throughout along with a

magnificent lofted cedar clad ceiling. This room is bathed in natural light with six sash windows and four additional sky lights. Additionally, a wood burner has been installed in one of the chimney stacks, creating the perfect family living or entertaining space.

To the rear of the property is a south facing landscaped garden which can be accessed through a side gate or via a separate door next to bedroom four. The garden is private, well-kept and has a terraced area for sunbathing or alfresco dining and a manicured lawn which is bordered by colourful shrubbery.

The care and forethought which has gone into the interior is immediately evident and the home retains an array of period features throughout which have been



carefully fused with discreet contemporary touches and modern conveniences throughout. Similarly, the external of the building has been extremely well cared for with repointing of all walls, installation of a roof with discreet solar panels, and the renovation of the sash windows throughout the property. Further to this, there is off street parking available for up to three cars with two fast EV charge points (22 kw each). There is additional street parking if needed.

**Square Footage:** 2,913 sq ft

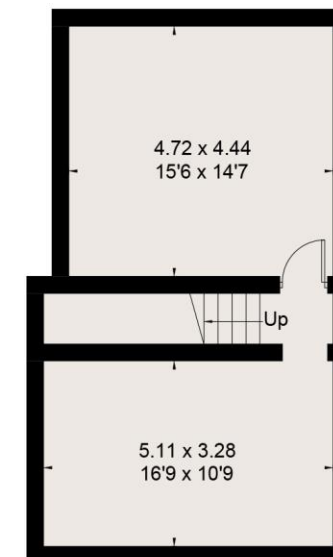
### The location

Linden road, The Old Library is situated in a quiet leafy avenue with easy access to parks, bars, restaurants, independent shops and the coastline that this highly sought after enclave of the town offers. The seafront and lovely coastal pathway have much appeal, there is a choice of good supermarkets, independent stores and both primary school and Clevedon Comprehensive. Many choose Clevedon because of its commuter links, M5 serving the South West and Midlands, excellent rail services available from Yatton train station including direct trains to London Paddington and national, European and long haul flights, from Bristol International Airport.





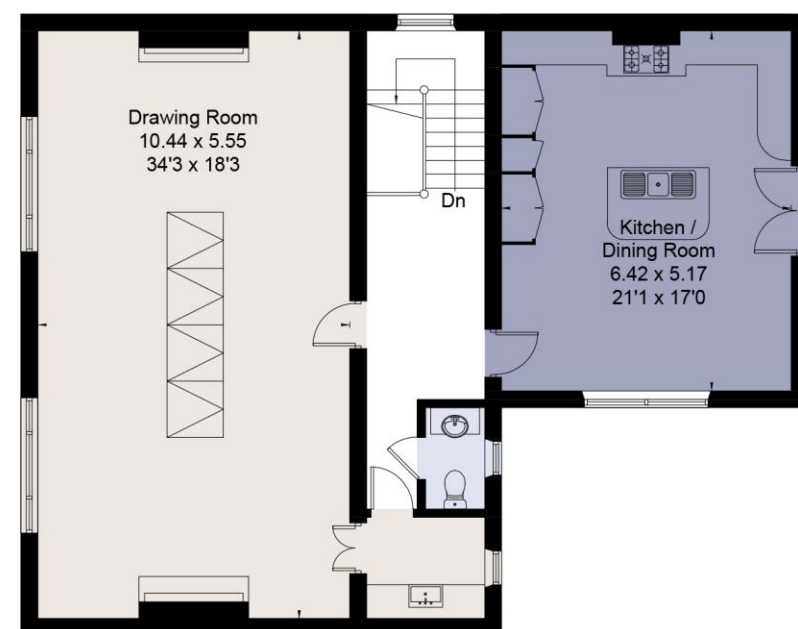
Approximate Area = 270.6 sq m / 2913 sq ft  
 Basement = 45.5 sq m / 490 sq ft  
 Total = 316.1 sq m / 3403 sq ft  
 Including Limited Use Area (3 sq m / 32 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls Group



Basement



Ground Floor



First Floor











 Detached house

 Freehold

 4

 Gardens

 3

 F

 1

**EPC** E

 GSH & solar panels

 Ample 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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