



Fairview Cottage, 1 Clevedon Road, Clevedon, BS21 6QT
£995,000

Steven
Smith



This stunning detached cottage, steeped in history and character, dates back to the 1600's and was later sympathetically extended by the Edwardians in the early 1900's. The current owners have lovingly renovated the property over the past two decades, creating a warm and inviting home that perfectly blends period charm with modern comfort. The ground floor offers an abundance of living space, including a welcoming sitting room, an entertainment or study room and a magnificent lounge diner featuring a striking inglenook fireplace with a wood burning stove, the perfect heart of the home. A stylish kitchen breakfast room provides an ideal space for family living, while a well appointed WC completes the ground floor accommodation. Upstairs, the first floor features two generous double bedrooms and a beautifully finished family bathroom. A converted attic (currently used as a bedroom) is filled with light and character. From the lounge diner, a second staircase leads to the master bedroom with walk in wardrobe and en suite shower room. Outside, the property continues to impress. A driveway extends along the side of the home, offering ample parking and leading to a detached double garage with a versatile music room or home office above. The gardens are truly breathtaking, enjoying far reaching countryside views and thoughtfully landscaped areas for relaxation and entertaining. A charming pavilion with a covered deck provides a wonderful spot for

al fresco dining or evening gatherings. The property is set in the sought after village of Tickenham, a delightful rural community situated between Clevedon and Nailsea. Surrounded by rolling countryside, Tickenham offers a tranquil village lifestyle with access to local amenities, excellent schools and commuter links to Bristol and the M5. The village is known for its welcoming community, scenic walks and beautiful open spaces, making it a perfect setting for those seeking both charm and convenience.

Accommodation (all measurements approximate)

GROUND FLOOR

Stained glass front door opens to:

Hallway

Understairs cupboard and leading to the following accommodation:

Sitting Room 14' 9" into bay x 12' 5" (4.49m into bay x 3.78m)

With a bay window to front, feature fireplace, ceiling coving, central ceiling rose.

Entertainment Room/Study 12' 2" x 12' 0" (3.71m x 3.65m)

With two windows to front, pretty fireplace, wood effect floor, central ceiling rose.

From the hallway this area flows into:

Lounge/Diner 19' 9" x 13' 1" (6.02m x 3.98m)

Measurements include staircase, a very impressive room with two windows with shutters providing countryside views and a third window looking back over the drive again with shutters. There is a beautiful inglenook fireplace incorporating a woodburning stove, beam ceiling, exposed stonework, built in storage, a farmhouse style doors gives access to the second staircase leading to bedroom four, window to kitchen.

Cloakroom

Beautifully fitted with a white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, tiled splashbacks, travertine tiled floor, chrome ladder radiator, spotlights, extractor fan.

Kitchen/Breakfast Room 17'3" x 11'4" max 8'1" min

A great addition to the property with a two tone kitchen of wall and base units with solid quartz working surfaces incorporating a sink with mixer tap, gas and electric cooker points with concealed extractor hood. Space for an American style fridge/freezer, integrated dishwasher, travertine tiled floor, underfloor heating, spotlights two skylights, two windows overlooking the driveway and door giving access out.

Utility 12' 9" x 8' 2" (3.88m x 2.49m)

The utility is accessed via a door at the rear of the property and is a great space



consisting of base units with working surface, stainless steel sink, plumbing for washing machine, space for tumble dryer, integrated fridge/freezer, electric oven, two windows, tiled effect floor.

FIRST FLOOR

Landing.

Bedroom 1 13' 6" x 10' 5" (4.11m x 3.17m)

Which is accessed via the lounge/diner. The hidden room, with two windows, one providing that lovely countryside view, spotlights. Measurements exclude a walk in wardrobe.

En-Suite

Three piece white suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, spotlights, extractor fan.

Bedroom 2 12' 2" x 12' 1" (3.71m x 3.68m)

Measurements exclude a walk in wardrobe. A very pretty bedroom with a window to front, pretty bedroom fireplace.

Bedroom 3 12' 3" x 12' 0" (3.73m x 3.65m)

A dual aspect room with window to front and second window to side providing a fabulous outlook over the neighbouring farmland towards the woods in the far distance. Bedroom fireplace.

Attic Room 24' 10" x 10' 1" (7.56m x 3.07m)

NB. Measurements are floor space due to restricted head height because of the pitch of the roof. This is a fantastic teenagers room with one skylight and two sets of

windows, two built in wardrobes and a further built in cupboard.

Bathroom

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin with storage below, impressive raised bath with tiled surround and hand held shower attachment. Separate shower cubicle with mains shower, partially tiled walls, travertine tiled floor, window again providing that lovely countryside view, chrome ladder radiator. From the landing a door opens and gives access via a staircase to the second floor and:

OUTSIDE

From Clevedon Road a stone shingle driveway provides off road parking for numerous cars, a pathway leads to the front door. Passing up past the property this drive then leads to the double detached garage with office above.

The Gardens

To the right hand side there is a pretty lawn with access to a greenhouse and beautifully stocked borders of small trees and perennials. Where the greenhouse sits there is also a raised deck. There is then a second area of lawn and this part of the garden has been beautifully landscaped by the current owners and consists of a raised deck ideal for eating alfresco and a feature pine tree. There are raised rockery borders again stocked with beautiful

shrubs and perennials and this area leads to:

Workshop 17' 4" x 16' 1" (5.28m x 4.90m)

This workshop could easily be converted into an outdoor entertaining area. There are two windows, power and light and a set of double doors to the side. The front of the pavilion has a cover and a decking area, again a great place to enjoy the garden views and the open countryside to the right hand side. Between the garage and the pavilion is another raised area, again stocked with beautiful perennials.

Double Garage

This could be converted into an annexe as there is mains drains, double skin with cavity walls (subject to the usual planning permissions).

Garage 1 17' 0" x 9' 11" (5.18m x 3.02m)

With power and light, double doors.

Garage 2 17' 0" x 9' 11" (5.18m x 3.02m)

With power and light and measurements include stairs to first floor giving access to:

The Music Room 16' 0" x 16' 4" (4.87m x 4.97m)

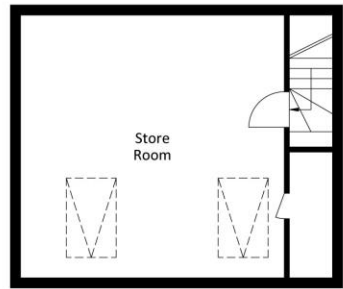
Measurements are floor space due to restricted head height because of the pitch of the roof. With two skylights, access to a storage area. This area is currently being used as a music room but would make a great home office as it is completely detached to the main house.



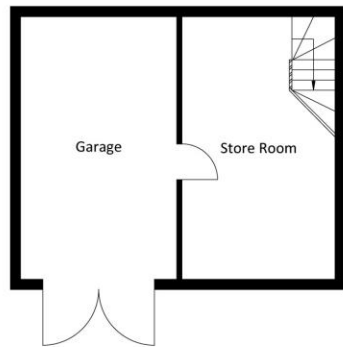




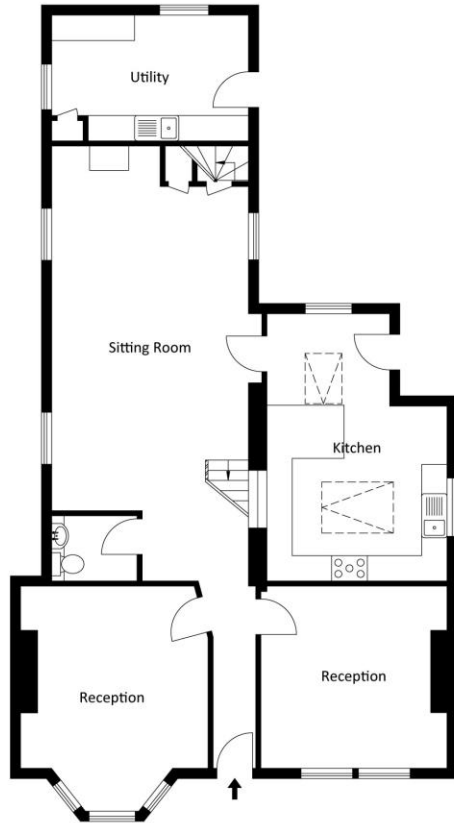
1 Clevedon Road, Tickenham
 Approx. Area 2669.7 Sq.Ft - 248.0 Sq.M
 (Total area includes garage)



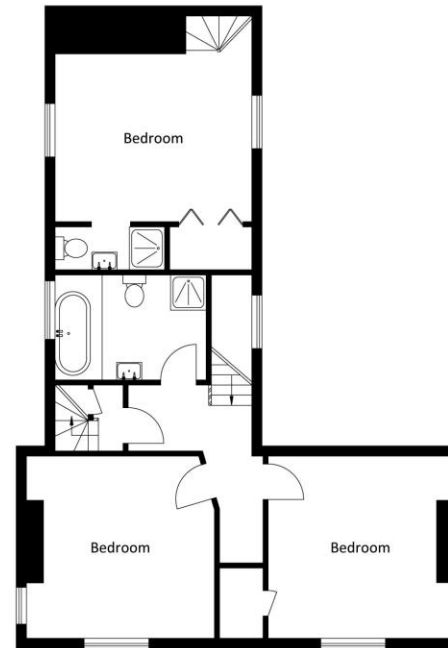
Garage First Floor



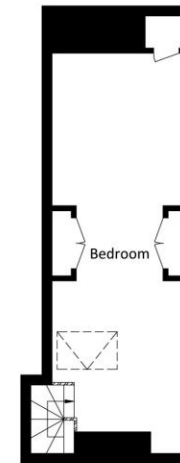
Garage Ground Floor



Ground Floor



First Floor



Second Floor



Detached House



Freehold



3



Garden



2



E



3

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.

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

