



Barncliff, 5 Argyle Road, Clevedon, BS21 7BP
£1,100,000

Steven
Smith



Forming part of the prestigious Hunter's Moon development and occupying an enviable position within Walton St Mary, this impressive property most certainly has that "wow factor"! With accommodation set over two levels, every detail has been considered to create a home of exacting standards including superb quality appliances, fixtures and fittings and light neutral decor. The feel throughout is contemporary, bright and airy and there is an abundance of space to suit even the largest of families. On the ground floor you can enjoy a most wonderful open plan living area, drawing room with outstanding views, cosy cinema room, high specification kitchen, utility and cloakroom. The first floor is accessed via a stylish central staircase with glass balustrades where the galleried landing leads to five bedrooms, two of which are en-suite and the family bathroom. The master suite also gives access to a balcony where the wonderful coastal landscape can be enjoyed whilst sipping a morning coffee! Outside is equally impressive with the gardens providing the perfect backdrop to entertain in those summer months or just to sit and admire that breath taking view. A double garage and ample off street parking can also be enjoyed to the front of the property. In summary, simply stunning!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, cupboard for shoes and coats etc. Double doors open to:

Impressive Entrance Hall

Flowing through into the open plan living area.

Drawing Room 36'1" into bay x 18'8" max 12'5" min

A simply stunning room with windows to three sides. The main bay window offers an incredible view across the rear gardens stretching towards the Bristol Channel and the Welsh coastline in the distance. Spotlights, insert contemporary gas fireplace.

Open Plan Living 24'2" x 22'11" max 13'10" min

Kitchen

A state of the art kitchen with a range of wall and base units with granite working surfaces incorporating two Franke sinks, one with a waste disposal. Cooking appliances are all NEFF and are to include one steam oven, one oven, two pop open warming drawers, one microwave oven and a coffee maker. Five ring induction hob with a Miele extractor fan.

Integrated Fischer and Paykel dishwasher, space for an American style fridge/freezer, wine cooler with further wine rack above, breakfast bar with feature butchers block surface. Instant boiling, chilled and sparkling tap with drainer. Karndean flooring flowing through into the dining area where there is currently a table seating up to six people and extending around to the sitting area. Sliding door to the garden and again providing that fabulous view and looking up to the galleried landing. From the kitchen a door opens to:

Utility 11' 6" x 11' 10" (3.50m x 3.60m)

Fitted with a range of wall and base units with working surfaces. Stainless steel sink, plumbing for washing machine and space for tumble dryer, built in freezer, tiled splashbacks, door to front and door to rear, spotlights.

Home Cinema/Study 13' 4" x 12' 4" (4.06m x 3.76m)

A great home cinema but could also be used as a study. Window overlooking the rear gardens and that impressive view towards the Welsh coastline. Spotlights.

Cloakroom

White suite of WC with concealed cistern, washhand basin, obscure window to front, tiled effect floor, storage cupboard.



FIRST FLOOR

Galleried Landing. This impressive space looks back down into the open plan living area. Spotlights, window to front.

Airing Cupboard

Housing the hot water cylinder and providing shelving.

Bedroom 1 18'1" max 13'2" min x 14'6" (5.51m max 4.01m min x 4.41m)

Measurements include two built in wardrobes. Window to side, sliding door opening to private balcony providing that stunning coastal view.

En-suite

Exquisitely fitted with a four piece suite of WC, washhand basin with storage below, king size shower cubicle with mains shower, impressive freestanding contemporary bath with waterfall tap. Partially tiled walls, tiled effect floor, two skylights, two chrome ladder radiators, extractor fan.

Bedroom 2 13' 3" x 11' 10" (4.04m x 3.60m)

Measurements include built in wardrobes. Skylight, window to front.

En-Suite

Beautifully fitted with three piece suite of WC, washhand basin with storage below,

king size shower cubicle with mains shower. Partially tiled walls, tiled effect floor, spotlights, extractor fan, chrome ladder radiator.

Bedroom 3 13' 5" x 12' 4" (4.09m x 3.76m)

Measurements include built in wardrobes. Two skylights looking out to sea.

Bedroom 4 13' 5" x 13' 2" (4.09m x 4.01m)

Measurements include built in wardrobes. Window to side and skylight to front.

Bedroom 5 13' 5" x 8' 5" (4.09m x 2.56m)

Currently being used as a home office. Window overlooking the rear garden providing that coastal view, skylight.

Family Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, shower bath with mains shower and jacuzzi style bath, partially tiled walls, tiled floor, obscure window, ladder radiator, spotlights, extractor fan.

OUTSIDE

From Argyle Road a shared driveway between three properties gives access to the Barncliff on the right hand side. Immediately outside of the property there is a block paved driveway providing off road parking for three cars which leads to

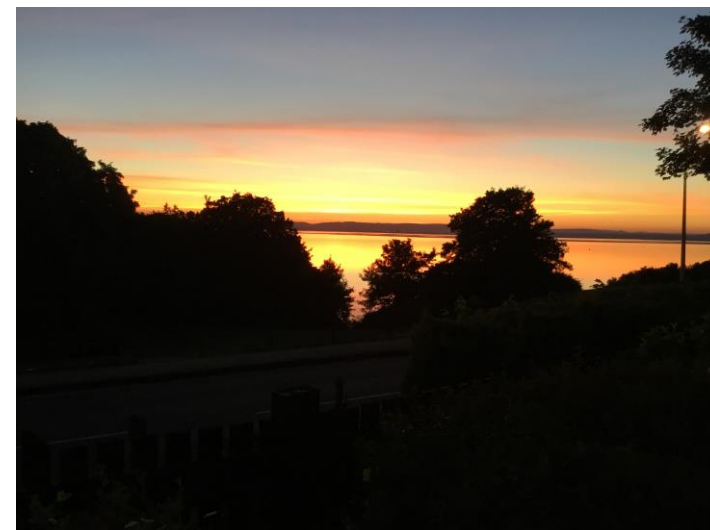
the double detached garage. A feature canopy gives access to the front door.

The Double Garage 19' 1" x 18' 9" (5.81m x 5.71m)

Two automatic up and over doors, power and light, useful loft storage. Personal door.

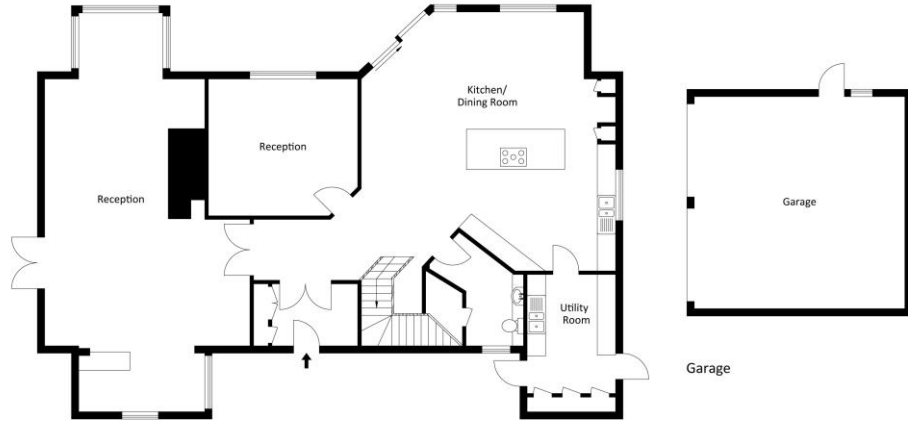
The Rear Garden

Barncliff sits proudly in the middle of the plot and the rear garden can be accessed via either side of the property, the utility and the also the open plan living area. Immediately outside of this space there is a patio and then there is a lawn which is bound by hedging and small shrubs and trees. This space provides that incredible view over Bristol Channel towards the Welsh coastline and this garden will also enjoy a good amount of





5 Argyle Road, Clevedon
 Approx. Area 1846.20 Sq.Ft - 171.50 Sq.M
 (Total area includes garage)



Ground Floor

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.



Detached House



Freehold



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Gardens



3



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EPC

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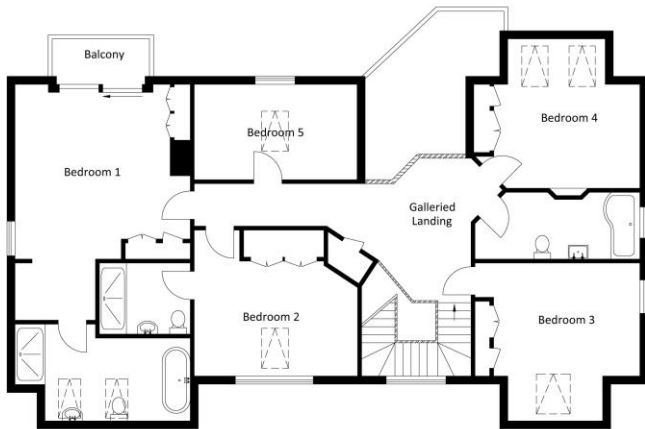


Gas Central Heating



Double Garage & Parking

5 Argyle Road, Clevedon
 Approx. Area 1271.70 Sq.Ft - 118.10 Sq.M



First Floor

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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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