



58a Dial Hill Road, Clevedon, BS21 7EL
£795,000

Steven
Smith

Situated on the prestigious Dial Hill Road in highly sought after Upper Clevedon, this detached 1930's residence presents a rare lifestyle opportunity to create your dream coastal home.

Brimming with character and original charm, the property commands an elevated position that rewards you with sweeping views across the Bristol Channel toward the Welsh coastline from the upper floors. While the spacious four bedroom main house requires modernising throughout, it offers an incredible canvas for those looking to blend classic period architecture with contemporary luxury living.

The versatile footprint includes a self contained one bedroom annexe, perfect for multi generational living, a private guest suite, or a dedicated home workspace.

Outside, the property is enveloped by mature, private gardens that offer a peaceful sanctuary for alfresco entertaining or quiet relaxation. A detached double garage and ample driveway add excellent practical appeal to this premium home.

Living here means embracing the best of Upper Clevedon, where you can enjoy scenic hill walks, historic architecture, and vibrant local amenities right on your doorstep, all while watching the sunset over the sea.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

With understairs cupboard.

Cloakroom

Suite of WC, washhand basin.

Main Hallway

Stairs to first floor.

Sitting Room 21' 0" into bay x 15' 7" (6.40m into bay x 4.75m)

A impressive space with a window to side, a circular bay looking out onto the garden and a door giving access to the terrace. Feature fireplace.

Dining Room 15' 8" x 12' 8" (4.77m x 3.86m)

A dual aspect room with window looking out onto the terrace and second window looking out onto the garden. Sliding door opens to:

Kitchen 12'1" max 9'4" min x 11'9"

Fitted with a range of wall and base units with tiled work surface, stainless steel sink, double electric oven, four ring gas hob with extractor hood, space for a fridge/freezer, breakfast bar, window to front and door opening to:

Conservatory 9' 3" x 8' 10" (2.82m x 2.69m)

Of PVC double glazed construction on a dwarf wall with door giving access to the garden.

Study 10' 11" x 8' 1" (3.32m x 2.46m)

Measurements include a built in cupboard. Window to rear. Door opens to:

Utility 8' 11" x 4' 7" (2.72m x 1.40m)

Fitted with a range of wall and base units with working surfaces, circular sink, plumbing for washing machine, access to the Ideal Mexico gas boiler, window to rear, tiled floor.

FIRST FLOOR

Landing. Window to side and a second window providing a pleasant outlook over the Bristol Channel towards the Welsh coastline. Access to loft space and an airing cupboard.

Bedroom 1 15' 8" x 12' 9" (4.77m x 3.88m)

A dual aspect room with a window to front providing glimpses towards Marine Lake and a second window to side again providing that lovely view over the Bristol Channel towards the Welsh coastline.

Bedroom 2 12' 5" x 11' 11" (3.78m x 3.63m)

Measurements include two built in cupboards. Window to front.

Bedroom 3 12' 0" x 10' 2" (3.65m x 3.10m)

Window to rear.

Bedroom 4 12' 0" x 9' 6" (3.65m x 2.89m)

A dual aspect room with window looking out onto the front garden and a second window again providing that lovely channel view.

Bathroom

Four piece suite of WC, washhand basin, bath and shower cubicle with mains shower, partially tiled walls, two obscure windows.

The Annexe

Private front door opens to:

Hallway

With built in cupboard. Door opens to:

Sitting Room 16' 0" x 11' 9" (4.87m x 3.58m)

Window looking out to front. Door opens to:

Inner Hall

With access to loft space and a built in cupboard.

Bedroom 15' 1" x 9' 0" (4.59m x 2.74m)

With a window looking into the rear courtyard.

Kitchen 11' 0" x 8' 2" (3.35m x 2.49m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric cooker points with fitted extractor hood, space for under counter fridge, tiled splashbacks, window and door

giving access to the rear courtyard. Access to the Ideal gas boiler.

Bathroom

Three piece suite of WC, washhand basin, bath with tiled splashbacks, obscure window to rear.

OUTSIDE

From Dial Hill Road a pillared entrance gives access to the drive providing off road parking and leads to the double garage. There is then access under a porch to the main door of the front house and the annexe. There is a small area of lawn with a feature tree and an array of established shrubs and perennials. This area then opens to the front garden which offers a great amount of privacy due to high level hedging and is laid to lawn with further established shrubs. Continuing around to the side gives access to a further areas of lawn and steps rise to the terrace which can be accessed via the sitting room. Continuing to the rear of the property gives access to the courtyard which has a door to the kitchen of the annexe.

The Garage 16' 2" x 15' 0" (4.92m x 4.57m)

With automatic working up and over door, power and light and personal door to side.



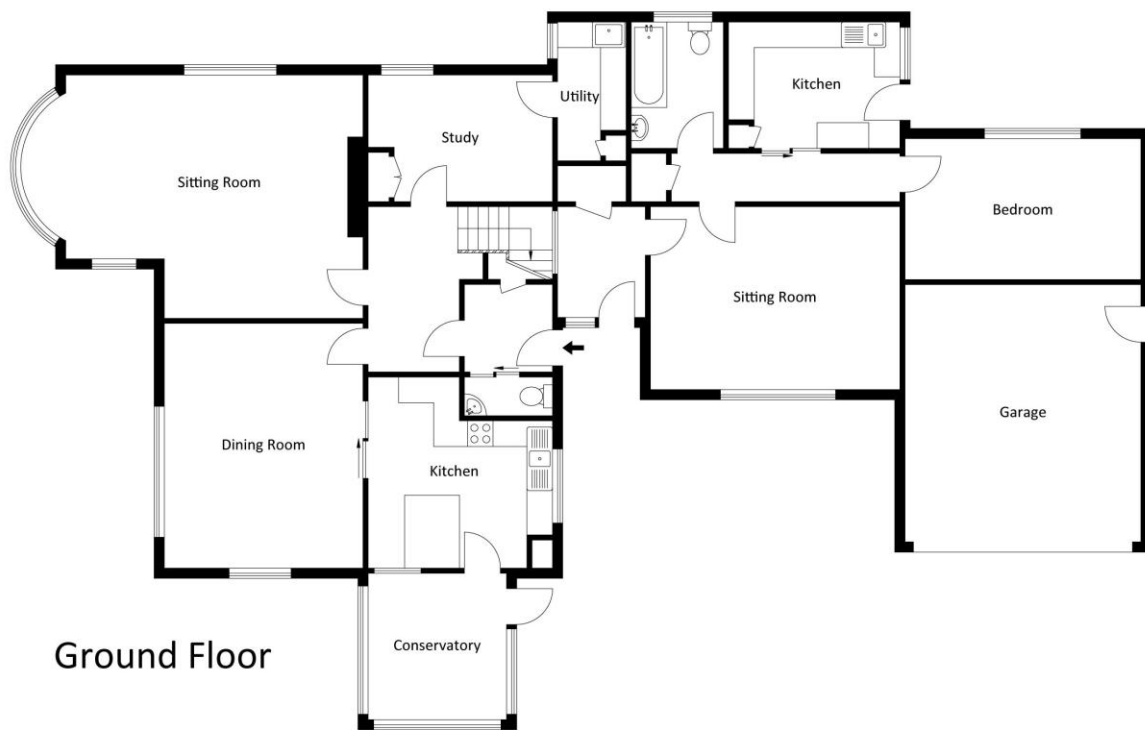






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Approx. Area 2697.30 Sq.Ft - 250.60 Sq.M (Total area includes garage)



Ground Floor



First Floor



Detached House



Freehold



4



Garden



2



F



5

EPC

E



Heating



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.



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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