THE WILDERNESS HIGHDALE ROAD

Clevedon, BS21 7LR

Price £1,395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* ONE-OF-A-KIND ELEGANT REGENCY HOME * Mayfair Town & Country are delighted to present The Wilderness, an exceptional Grade II Listed Regency residence dating from 1830–1832. Rich in period character and European architectural influence, this remarkable home seamlessly combines historic elegance with spacious, versatile family living.

Set back on the prestigious Highdale Road, the property enjoys exceptional privacy while being just moments from the vibrant Hill Road, renowned for its independent boutiques, cafés, restaurants, and the iconic Grade II listed pier.
A sweeping private driveway leads to the impressive entrance, framed by a regency wraparound veranda. Beyond the striking stained-glass front doors, a welcoming hallway provides access to the principal reception rooms.

The ground floor features a magnificent drawing room and formal dining room, each with floor-to-ceiling bay windows opening onto the gardens and beautiful marble fireplaces. A separate study overlooks the front lawn, ideal as a home office or additional reception room. The spacious kitchen with breakfast area flows into a cosy snug, while a family shower room completes this level.

The extensive cellar with its retained original features offers outstanding versatility,includes a workshop, tool room, utility, games area and a wine cellar.

The first floor comprises of five generous bedrooms, a family bathroom, separate W/C, and an en-suite. One of the principal bedrooms also enjoys a private balcony overlooking the front gardens.

The second floor, provides flexible accommodation including an additional bedroom, kitchenette, shower room, and reception room/seventh bedroom, ideal for guests, independent living, or a teenager's retreat.

Combining timeless Regency grandeur with flexible modern living, The Wilderness represents a rare opportunity to acquire one of the area's most distinctive and prestigious homes.

Situation

0.4 miles - Clevedon Bowling Club
0.5 miles - Clevedon Cricket Club
0.6 miles - Hill Road
0.9 miles - Clevedon Beach
0.9 miles - Clevedon Pier
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: G
Tenure: Freehold
EPC Rating:

PROPERTY DESCRIPTION

Entrance Hall

You enter through stained glass doors to an impressive main hallway with its high ceilings and a sweeping Regency mahogany staircase with the original bamboo style struts.There are traditional dado rails and statement overhead lighting.

Dining Room

16'6" x 13'9" (5.04 x 4.20)
The formal dining room is the perfect place for dinner parties and celebrations . There is an original Regency marble fireplace and double aspect original glass French doors and sash windows with shutters. There is an attractive built in window seat under sash window. As the room is so spacious it can comfortably accommodate a large regency dining table together with a piano and other furniture. It has an original regency marble fireplace .

Study

8'5" x 12'2" (2.58 x 3.71)
This peaceful room is currently used as a reading room but it's been an office, study and a music room .It has a large gothic window and overlooks the stone courtyard and front garden.This room has a cast iron fireplace with beautiful tiles , cabinets library shelves and high ceilings.

Drawing Room

18'11" x 14'3" (5.77 x 4.36)
This is a spacious and beautifully lit room with original historic features including the old gaslight attachments at the side of the original marble fireplace. The French doors lead directly to the lawn and pool . The original period glass was created to take advantage of the Clevedon sunset and there are shutters on the French doors as well as the windows.

Snug

16'5" x 6'0" (5.01 x 1.83)
This area has been used variously as a children's play area and a family film room as it leads directly off from the Kitchen.There is also a stained glass window to the right and a study area. Next to this room is a further staircase that leads up to the second floor that was used as a staff staircase .

Kitchen / Breakfast Room

24'8" x 12'0" (7.53 x 3.66)
This is the heart of this family home and is light airy and spacious . It looks out onto the back lawn and the swimming pool.The counters are black galaxy granite with two sinks and Franke taps, there is ample storage and modern spot lighting . There is enough room for a substantial table and space to entertain or indeed dance .The French doors lead directly to the garden . The floor in the kitchen and the area leading to the hall area is travertine .

Shower Room

This is an attractive modern bathroom tiled in an attractive grey and white design. It is useful in its proximity to the pool . The three piece suite is practical as well as elegant fully tiled in marble and the flooring is travertine .

First Floor Hallway

14'3" x 7'8" / 6'10" x 9'2" (4.36 x 2.34 / 2.1 x 2.8)
As you walk up the unique staircase with its curved mahogany rail there is a large stained glass window on the right which floods the landing with light and colour. This unique feature complements the elegance of the staircase .

Bedroom One

19'0" x 14'7" (5.8 x 4.46)
Currently the master bedroom, it's both airy and spacious . The dual aspect sash windows afford beautiful views of the hills, the sea and the back garden including the pool . The room is both cool in summer and warm in winter because of the shutters. These can be effectively used to withstand the extremes of temperatures in a heat wave . The room has fitted wardrobe cabinets and a wash basin .

Bedroom Two

13'5" x 7'8" (4.1 x 2.35)
Whilst this bedroom is known as the smaller of the rooms , it doesn't disappoint with its high ceiling and original sash window with views of Clevedon and the surrounding areas.

Bedroom Three

19'8" x 8'9" (6.01 x 2.67)
Another perfectly proportioned bedroom with dual aspect windows.
The full shutters are excellent at reducing the heat in summer heatwaves. The room is light and airy with beautiful views of the mendips hills from one side and the tree tops on the other . It also has another marble and cast iron fireplace .

Bathroom

12'2" x 8'6" (3.72 x 2.61)
This modern four piece bathroom feels spacious, luxurious and light with a large frosted window. It is beautifully lit and decorated in a minimal and practical style with practical yet warm flooring.

Bedroom Four

13'11" x 15'1" (4.25 x 4.6)
Another grand bedroom with so many wonderful original features and architecture. Carpeted throughout, this bedroom really is a regal suite. Large French doors open on to a good sized balcony which has views over Clevedon, and the front lawn and is a perfect way to spend your mornings. Within this room you will find access to the en-suite.

En-suite

A perfect addition, the en-suite consists of a three-piece bathroom suite - a toilet, wash basin and bath with an overhead shower.

Bedroom Five

12'4" x 9'7" (3.78 x 2.94)
This bedroom again has a variety of uses. Accessed easily from the original servant's staircase - or this room can also be accessed across from bedroom four down a short flight of stairs. With views over the rear garden, this is a classic bedroom with built-in cabinetry.

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Second Floor Hallway

From the first floor hallway, you access the second floor stairs through a door with takes you up to a discrete and independent living accommodation suitable for family, staff or rental. It's airy and spacious with a window which has spectacular views across the garden and to the sea. This leads to a private living area with a shower room , kitchen, lounge and bedroom.

Bedroom Six

12'3" x 12'2" / 8'6" (3.74 x 3.73 / 2.6)
An attractive light room with views across the garden and treetops with more built in cabinetry.

Kitchen

9'2" x 5'2" (2.8 x 1.6)
A perfect addition for what this level of the house could be used for, the kitchenette adds simplicity to multi-floor living. You will find a window with beautiful views of the treetops and the front garden. Built-in cabinets and a stainless steel sink.

Shower Room

7'10" x 3'11" (2.4 x 1.2)
A lovely three-piece shower room suite, toilet, wash basin and shower.

Bedroom Seven / Reception Room

16'6" x 14'6" (5.03 x 4.42)
Currently being used as an entertainment space, this room adds the possibility to make a seventh bedroom, or to keep it like it is currently. You will find a lovely fireplace and dual aspect windows with views spectacular views of the mendips the sea and the front gardens. This light and airy room has a modern fireplace and spectacular views across Clevedon and towards the hills and the sea. As this space is completely independent the whole area can be used either for family or for possible rental .

Cellar & Cellar Storage

11'8" x 4'9" / 11'6" x 9'6" (3.56 x 1.45 / 3.51 x 2.91)
Down in the basement level you will find three adjoining cellar rooms. Currently, one is being used as a games/entertainment room. The whole cellar is laid with original flag stones and there are numerous other period details including butchers hooks which can be used to dry herbs or hang goose or game .

Utility & Wine Store

13'8" x 7'5" / 14'11" x 5'4" (4.18 x 2.27 / 4.55 x 1.64)
There is a large utility room together with a wine cellar area which keeps wine perfectly all year round .The utility room has both inbuilt cabinets and shelving and is used as a pantry.

Workshop

13'2" x 15'11" (4.03 x 4.87)
This is currently used as a pottery but with its flagstone floors and large window it could be used for many other purposes.

Tool room

14'3" x 8'2" (4.36 x 2.49)
A smaller room which is used for storage of tools and has plenty of practical shelving and lots of storage.

Gardens & Woodlands

The grounds of this property are one of the most show stopping areas of the whole home. As you approach the house you see the two hundred year old cedar that was planted when the house was built and there are lawns to the the front and back of the property.
The wilderness is surrounded by paths that lead to an orchard in the lower garden and raised beds for vegetables and flowers. They wrap around paths in the property taking you to the upper and lower gardens. The upper gardens have a private lawn and a wooden outhouse that can be used to relax in and observe nature. It has been also been used for beekeeping but could equally be used for art or other hobbies. The lower gardens have a variety of fruit trees and raised beds for growing vegetables.

Swimming Pool

33'0" x 14'10" (10.07 x 4.54)
The fully tiled pool has wide steps and safety rails around the perimeter. It is also enclosed with cast iron railings .It is an idyllic location completely private and surrounded by trees .
The pool has its own dedicated pump house and is heated

Driveway & Double garage

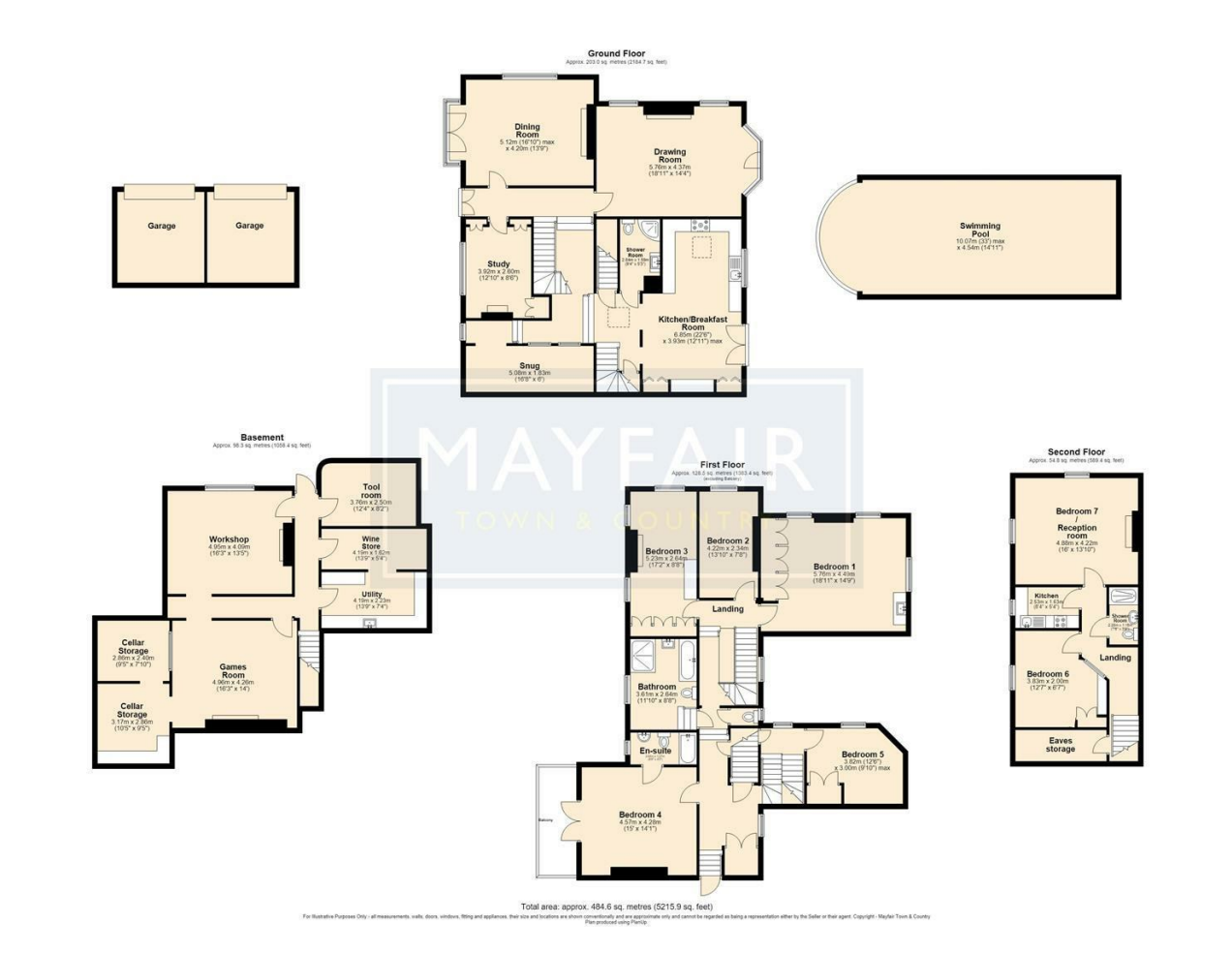
The sweeping drive entered into from Highdale Road leads to a double garage.
This is a highly versatile space and has been used for cars and or boats as well as storing beekeeping equipment .At the top there is a large area which can be used as a car park which easily fits six vehicles with room to turn .
The double garage, currently being used as extra storage - perfect for a property like this. It's a wonderful addition.

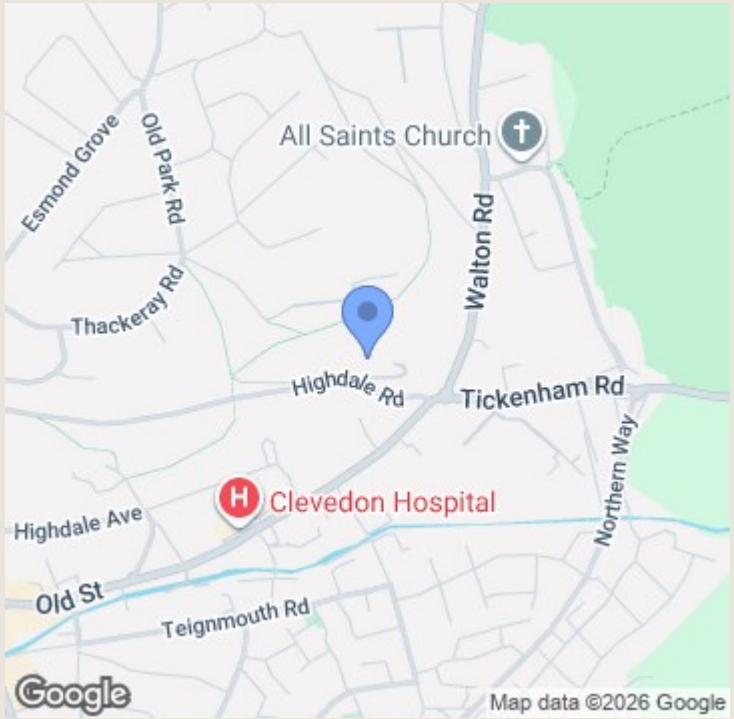
Location

This house is ideally located for access to all the clubs and groups that Clevedon offers. It is a short walk to the sea and the local sailing club and the marine lake. The grounds are extensive enough to enjoy complete privacy whilst being close to all the facilities that Clevedon has to offer. The house is in the catchment area of a local school that has had both good and outstanding reviews by Ofsted.
It is also very convenient to get to Bristol airport in under thirty minutes & Yatton station in ten minutes which connects to Bristol & London.

Material information

We have been advised of the following;
EPC - We have been advised that this property doesn't require an Energy performance certificate due to it being a Grade II Listed property.
Gas - Mains (two boilers under 5 years old)
Water - Mains
Electricity - Mains
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en.gb/mobile-coverage.
Flood-risk -The property at 33 Highdale Road (BS21 7LR) generally sits in an area with a very low risk of flooding. Because it is positioned on the elevated, inland hills of Clevedon, it avoids the tidal Flood Zones 2 and 3
Please refer to the north somerset planning website if you wish to investigate the flood-risk map for the area at man.n-somerset.gov.uk/DandE.html.





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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