

Dial Hill Road Clevedon BS21 7HL

£1,250,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
3380.00 sq ft



**Bedrooms**  
5



**Reception Rooms**  
5



**Bathrooms**  
3



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold

Buena Vista is positioned along arguably one of Clevedon's most sought-after roads, Dial Hill Road, and more than lives up to its name, enjoying what could be considered the finest views in town. Panoramic in every sense, the outlook stretches across Clevedon, the Bristol Channel, the Mendip Hills and far beyond, providing an ever-changing and truly captivating backdrop. Extending to approximately 3,380 sq ft, this is a substantial and beautifully appointed family home, where space, design and setting combine effortlessly.

At the heart of the home lies a striking curved oak staircase, rising elegantly to a galleried landing and creating a grand focal point from the moment you step inside. This central feature provides access to all principal rooms, with the ground floor offering five versatile reception spaces, ideal for both family living and entertaining.

The kitchen and dining room flow seamlessly into a stunning orangery, where floor-to-ceiling glazing and wide bi-folding doors flood the space with natural light and perfectly frame the far-reaching views. This space creates a strong connection between the house and garden, making it a natural hub of the home.

In addition, the ground floor benefits from a well-proportioned bedroom, ideal for guests, multi-generational living, or additional reception space.

To the first floor, a contemporary glazed balcony further enhances the elevated position, offering an additional vantage point to take in the spectacular surroundings. The principal bedroom suite is particularly well-appointed, complete with a walk-in wardrobe and en-suite. Three further bedrooms are found on this level, all generously proportioned and served by two additional bathrooms, ensuring ample accommodation for family and guests alike.

The landscaped gardens are a true asset to the property, thoughtfully designed to complement both the house and its setting. To the front, a block paved driveway provides off-road parking and a delightful spring garden.

The rear garden features a large terrace—perfect for alfresco dining and entertaining—while a well-maintained lawn extends away from the house, bordered by mature planting. Toward the far end, raised vegetable beds, a greenhouse and a timber shed offer both practicality and charm, catering to keen gardeners and families alike.

The location offers an equally appealing lifestyle. Across the road lies Clevedon Cricket Club, providing a sociable setting with a clubhouse and bar during the season. A short stroll down the picturesque Zig Zag path leads to vibrant Hill Road, renowned for its array of independent cafés, restaurants and bars, as well as its popular monthly Sunday market. Woodland walks and Clevedon's beautiful coastline are also within easy reach, offering a perfect balance between convenience and natural beauty.

Buena Vista is a rare opportunity to acquire a home in one of Clevedon's most prestigious positions. Combining substantial accommodation, refined design features and truly breathtaking views, it offers an outstanding lifestyle in a setting that is simply hard to rival.







“A home where sweeping coastal and countryside views define everyday living, combining generous family accommodation with an exceptional setting above Clevedon.”



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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