



# The Wilderness

Clevedon - Guide Price £1,395,000



**Bedrooms: 7 | Bathrooms: 4 | Receptions Rooms: 4**

## The Wilderness, Clevedon

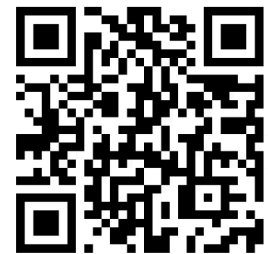
A house of genuine presence and remarkable discretion, The Wilderness is an elegant Grade II listed home believed to date from around 1830–1832, and understood to have originally been built for a Bristol merchant. The story goes that he probably acquired some architectural tastes on a grand tour of Europe and sought to recreate an Italianate villa with further ‘modern’ Regency and pre-Victorian influences.

Irrespective of that inspiration, rarely does a property of this stature combine such privacy and seclusion with such immediate access to the many amenities, schools, and attractions that Clevedon offers, particularly in the Hill Road area.

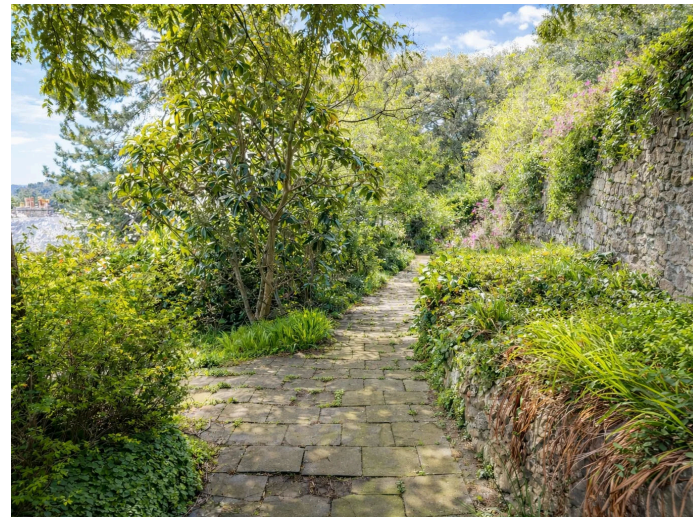
The house is beautifully hidden away at the end of a long, sweeping driveway and enjoys a commanding hillside position, sitting within partly level and partly wooded hillside grounds, with far-reaching views across the town and much of North Somerset towards the Mendip Hills beyond the vale of the River Yeou.

As you arrive at the top of the drive and park away to one side, you will approach the house via an attractive colonial-style veranda, but the property will already have made a very definite and pleasing impression.

Stained glass double doors open to an exceptional reception hall, where a magnificent sweeping cantilever staircase rises through the house and sets the tone for the elegant accommodation beyond. The principal reception rooms are beautifully proportioned and rich in original character, with features including marble and cast iron fireplaces, high corniced ceilings, and floor to-ceiling windows and doors that draw in light and create a wonderful connection with the gardens.



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To one side of the hall is a useful snug or study, ideal as a home office or quieter sitting room, while opposite lies a superb dual aspect dining room with a fine bay window, direct access through French doors to the garden, and extensive views stretching across Clevedon's rooftops far below to the distant countryside and hills. The drawing room is equally impressive, a gracious and highly atmospheric principal reception room with glazed doors opening to the rear garden and outlooks across the lawn towards the swimming pool. The arrangement of the ground floor works particularly well for both family life and entertaining, with the leading rooms flowing naturally from the grand central hall.

The kitchen/breakfast room is a generous and practical space, fitted with an extensive range of cabinets and granite work surfaces, with ample room for day-to-day family life. French doors open directly to the gardens.

A secondary staircase that would have been for the maids and manservants rises from this wing of the house to the upper floors, adding flexibility and convenience, while a ground-floor shower room and cloakroom add further practicality. Various further reception areas, including a home cinema and games space, allow for a highly adaptable layout depending on lifestyle.

The hall also offers a doorway to the cellar and utility room level, adding yet more accommodation options.

The bedroom accommodations are extensive and, again, very versatile. On the first floor, there are four generous bedrooms, including a particularly fine principal room that enjoys a dual aspect and glorious views. One bedroom benefits from an en suite, while the remaining bedrooms are served by a smartly appointed family bathroom with a separate bath and walk-in shower, together with a further cloakroom. Set off the back staircase at the mezzanine level is a fifth bedroom with adjoining vaulted storage, offering a useful separation that may suit an older child, guest, or live-in support arrangement.

At the very top of the house is an especially appealing feature: a fully self-contained apartment, currently arranged to provide a bedroom, sitting room, kitchen, and shower room. Most recently used by an adult family member, this space offers an excellent sense of independence and privacy, yet could equally be reincorporated into the main house to provide two further substantial bedrooms if required. The views from this upper floor are superb, and the arrangement makes the property particularly well suited to dual occupation, multi-generational living, or those seeking flexible space for guests or working from home since the house also includes remarkably good parking space at forecourt level.

Beneath the house, the basement and cellar rooms provide an impressive amount of ancillary storage, etc., and enormous flexibility.





These cellar rooms currently serve as a combination of pottery space, workshop area, cellarge, utility/laundry, and games room, making them highly appealing to hobbyists, craftspeople, families with older children, or anyone needing practical storage and work areas beyond the main accommodation. There is also direct access from this level out to the side pathway and gardens, reinforcing the sense that the property is a house always designed to be used and enjoyed in many different ways.

## Outside

The gardens and grounds are one of The Wilderness's greatest delights. They are both beautifully established and intriguingly varied, with much of their charm lying in the hidden and unexpected areas that reveal themselves gradually as you explore. There are areas of lawn, rockery, a cleverly landscaped and actually pretty easy-to-manage woodland walk, and numerous mature shrubs and specimen trees arranged to provide colour, texture, and interest throughout the year. Of particular note is the magnificent Cedar of Lebanon at the head of the driveway, a striking and much-admired local landmark visible for miles. To the rear, the heated swimming pool is perfectly positioned in a sunny yet sheltered setting beyond the lawn, creating a wonderful focal point for summer life.

Practicality has also been considered, and the house has worked very well for the current owners while their family grew over many years. There is parking for a significant number of cars at the head of the driveway, while two garages are positioned near the roadside entrance, giving additional parking or storage space.

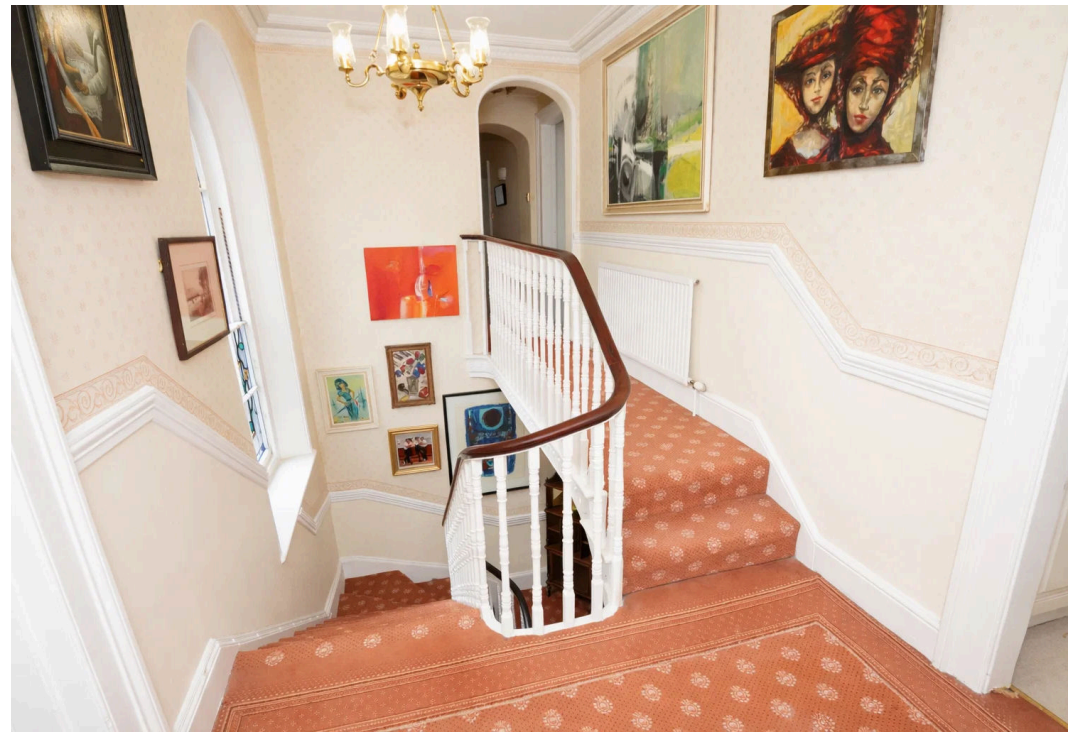
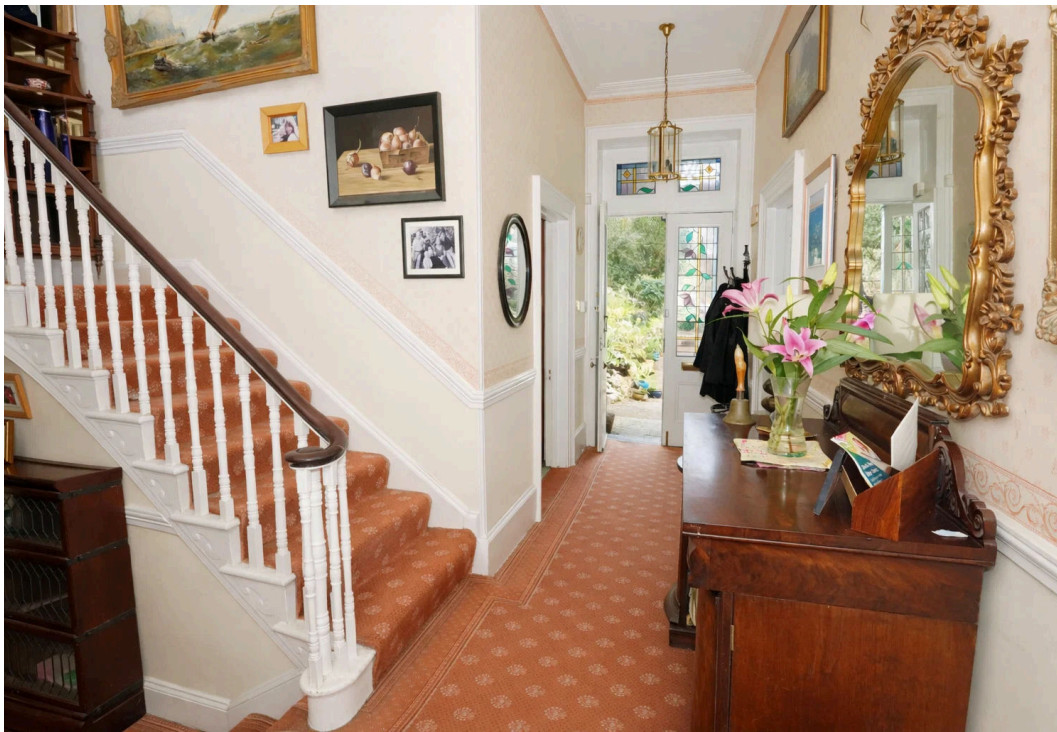
The setting is particularly special. Situated within a highly regarded residential area, this property is neighbored by other fine period houses on the south side of Strawberry Hill and the surrounding woods, with a doorway leading from the garden to Strawberry Hill and up to Bella Vista above. The house is also exceptionally well placed for all of the amenities that Clevedon has to offer, including the handsome Victorian seafront; coastal walks; and the independent shops, supermarkets, and cafés that are all readily accessible. The area is also well served by both primary schools and the highly praised Clevedon School.

For commuters, the position is equally convenient, with Junction 20 of the M5 within easy reach and Yatton station offering direct services to London Paddington, Bristol, Bath and Exeter. Meanwhile, for the more distant traveller, Bristol Airport is readily accessible by car.

Properties of this quality, scale, and historic importance are distinctly rare, with so many having been spoilt or converted to apartments, but not here. The Wilderness is not simply a fine period house but a home of character, flexibility and enormous charm, set within memorable grounds and enjoying one of Clevedon's most discreet and appealing positions.

A once in a generation opportunity.







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## Services & Outgoings

Mains water and electricity are connected. Mains drainage. Gas central heating with two boilers that are under 5 years old. Telephone and Broadband services are available, including super fast broadband with advertised speeds of up to 950 Mbps or better.

The house has a council tax band rating of G.

## Energy Performance

A listed property is exempt from an EPC.

## Construction:

The property is traditionally constructed.

## Viewing

By appointment with the Sole Agents: Hensons Telephone 01275 810030 | Email [info@hbe.co.uk](mailto:info@hbe.co.uk)

You can, if you wish, also book via this property's details on our award-winning website. [www.hbe.co.uk](http://www.hbe.co.uk)

## The Town

Clevedon is a Victorian seaside town with a rich heritage and enduring appeal. Known for its elegant architecture, iconic Pier and sweeping views over the Severn Estuary, the town blends coastal charm with all the practicalities of modern life. Its attractive seafront gives Clevedon a distinct identity that continues to draw families, commuters, and retirees.

The seafront is the heart of Clevedon life, centred on the Pier and extending to a popular Marine Lake along a long promenade. Here, residents and visitors enjoy year-round swimming, paddleboarding, and coastal walks.

Just inland, Hill Road is home to boutiques, cafés, restaurants, and galleries, creating a lively hub for shopping and dining. Cultural life is enhanced by the Curzon Cinema, one of the oldest continually operating cinemas in the world, as well as numerous local arts, theatre, and craft groups.

Clevedon is also a very active town for sport. Clubs such as tennis, sailing, and cricket, along with Clevedon Town Football Club and a challenging round at Clevedon Golf Course, contribute to the town's active sporting culture. There are also running and cycling groups, gyms, yoga studios, and a busy community calendar of markets and festivals.

Clevedon is well served for schools. Primary choices include Mary Elton Primary School, Yeo Moor Primary School, All Saints C of E Primary School and St. Nicholas Chantry C of E Primary School. For older children, Clevedon School provides secondary and sixth form education and is a central part of the town's community life. Independent options including the Downs School are also within easy reach.

Clevedon is well connected for commuters. The M5 (J20) is on the edge of town, giving access to Bristol, Weston-super-Mare, and beyond. Rail services are available from nearby Yatton station, offering direct trains to Bristol, London Paddington, Cardiff, and the South West. Bristol Airport is around 25 minutes away, making international travel straightforward.

Bus services connect Clevedon to neighbouring towns including Portishead, Nailsea, and Weston-Super-Mare.

Clevedon's housing reflects its history and coastal character. Near the seafront, there are elegant Victorian terraces, grand seaside villas, and period townhouses. Across the town, buyers will also find 1930s family homes, mid-century developments, and a selection of more modern estates.

Strawberry Hill, Dial Hill, and the Walton St. Mary areas are especially sought after. Properties overlooking the Marine Lake or with estuary views also carry a strong premium. The town's mix of classic heritage homes and modern builds means Clevedon appeals to a wide spectrum of buyers, from first-time purchasers to families and downsizers.

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Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

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