



Cave Villa, 22 Copse Road, Clevedon, BS21 7QL
£650,000

Steven
Smith

This stunning Victorian villa on Copse Road captures the very essence of elegant coastal living in the highly sought after enclave of Mid Clevedon. From the moment you step beneath the beautiful canopy and pass through the traditional front door, an impressive hallway welcomes you with the grand proportions and timeless charm characteristic of its era. The ground floor layout flows effortlessly, beginning with a beautiful sitting room where a bay window floods the space with natural light and overlooks the private front garden, while a cosy wood burning stove provides a comforting focal point for cooler evenings. For formal gatherings, the separate dining room features its own handsome fireplace and looks out onto the quiet rear garden. At the heart of daily life is the immaculate, contemporary kitchen that seamlessly connects to a bright breakfast area and downstairs cloakroom. Here there is also a stable door leading to the beautiful courtyard rear garden. Upstairs, the sense of space continues across a remarkably generous landing leading to three well proportioned double bedrooms, two of which retain their original feature fireplaces to add a touch of period charm. Serving the bedrooms is a sleek, modern four piece family bathroom designed for ultimate relaxation. Outside, the property continues to enchant, the front garden offers a peaceful, screened sanctuary bound by mature hedging, pretty shrubs and a small seating area. However, it is the pretty rear garden where this home truly shines. Beautifully

landscaped by the current owners, this outdoor oasis features vibrant raised borders packed with perennials, shrubs and small trees. The patio immediately outside the breakfast area is the perfect place for al fresco dining and reading the paper over coffee. The garden is ideal for cultivating plants and shrubs in pots and is enclosed in traditional stone walls with a handy storage shed and an external tap for watering purposes. There is a secure arched rear gate providing a highly convenient shortcut through to Woodlands Road and Seavale Road. Living in Mid Clevedon offers an idyllic lifestyle where Victorian architectural heritage meets vibrant community charm. Copse Road is perfectly positioned just a short stroll from the iconic, independent boutiques, cafes, and acclaimed restaurants of Hill Road, making it easy to meet friends for brunch or pick up artisan goods. The breathtaking, historic Clevedon Pier and the scenic coastal paths along the Severn Estuary are within easy walking distance, offering invigorating sea views and sunset walks. With excellent local schools, nearby parks, and easy commuter links to Bristol, this exceptional villa represents a rare opportunity to enjoy a sophisticated, relaxed lifestyle in one of Somerset's most desirable seaside towns.

Accommodation (all measurements approximate)

GROUND FLOOR The impressive original front door opens to:

The Hallway

A very welcoming space with a staircase to first floor, spotlights.

Sitting Room 16' 4" into bay x 15' 11" (4.97m into bay x 4.85m)

A stunning bay window looks out over the front gardens onto Copse Road. A woodburning stove takes centre stage and is set into a decorative surround and hearth. Ceiling coving and a central ceiling rose complete the Victorian feel of this room.

Kitchen 15' 3" x 8' 1" (4.64m x 2.46m)

Beautifully fitted with a comprehensive range of shaker style wall and base units incorporating working surfaces with ceramic sink with touch mixer tap and drainer, tap with instant boiling water and filtered cold water. Five ring gas hob with contemporary extractor hood, electric oven, space for a microwave and fridge/freezer, plumbing for washing machine and dishwasher and space for tumble dryer. Tiled splashbacks, two windows looking into the rear garden, spotlights. Tiled floor flows through into the:

Breakfast Area 7' 10" x 6' 2" (2.39m x 1.88m)

With a skylight, window and stable door opening to the rear garden. Door opens to:

Cloakroom

White suite of WC, washhand basin with storage below, tiled floor, skylight, ladder radiator, extractor fan.

Dining Room 13' 9" x 13' 3" (4.19m x 4.04m)

A very elegant room and measurements include two built in glass display cabinets, feature fireplace (not used), window looking out to the rear garden.

FIRST FLOOR

Landing. Access to an airing cupboard. Window overlooking the garden, skylight, spotlights.

Bedroom 1 13' 11" x 13' 6" (4.24m x 4.11m)

Measurements include two built in wardrobes. Pretty bedroom fireplace (not working), two windows looking out over the front garden and back onto Copse Road, picture rail.

Bedroom 2 13' 8" x 13' 3" (4.16m x 4.04m)

A second lovely double bedroom with built in book shelving, desk and further storage, pretty bedroom fireplace (not working), window overlooking the rear garden and access to the boarded loft space.

Bedroom 3 12' 0" x 8' 2" (3.65m x 2.49m)

With window overlooking the rear garden.

Bathroom 9' 9" x 6' 7" (2.97m x 2.01m)

Beautifully fitted with a four piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with hand held shower attachment and separate corner shower with mains shower. Partially tiled walls, wood effect floor, ladder radiator, extractor fan.

OUTSIDE

Cave Villa is beautifully secluded from Copse Road as a result of some mature hedging. A pedestrian gate opens to the curved pathway leading to the impressive canopied front door. The front garden is laid to lawn with established borders consisting of shrubs, perennials and small trees. There is also a log store, external tap and a small seating area ideal for a bistro table and a couple of chairs or maybe a wooden bench.

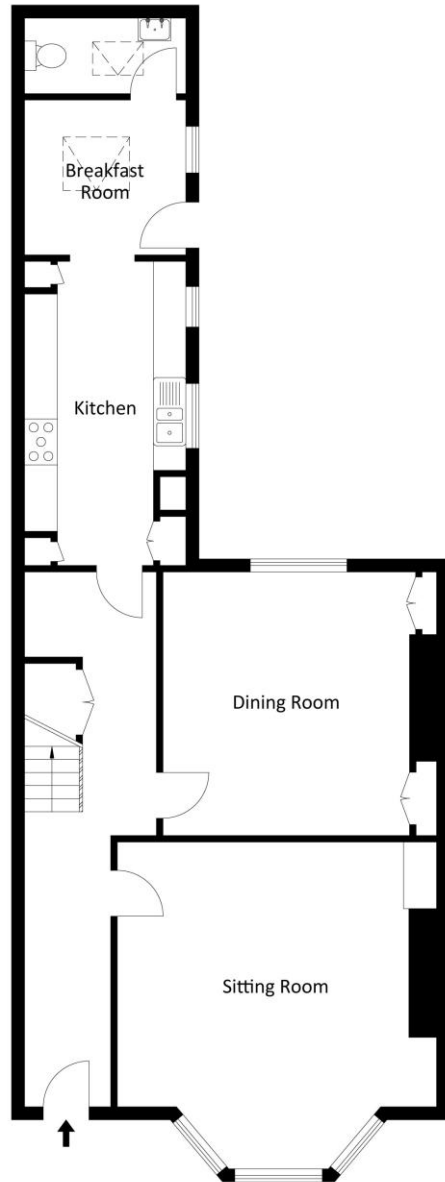
The Rear Garden

Cave Villa certainly has an impressive rear courtyard garden. The current owners have landscaped it beautifully with raised borders of shrubs, perennials and small trees. There is a lovely patio area immediately outside the door from the breakfast area, a great place to enjoy an early morning coffee or an early evening glass of wine, not to mention bbqs. The garden is ideal for plants and shrubs in pots and there is also access to a garden shed and benefits from an outside tap for watering purposes. At the end of the garden there is an arched lockable gate that gives access to a grassed lane providing a cut through to Woodlands Road and Seavale Road.





Copse Road, Clevedon BS21 7QL
 Approx. Area 800.50 Sq.Ft - 74.40 Sq.M

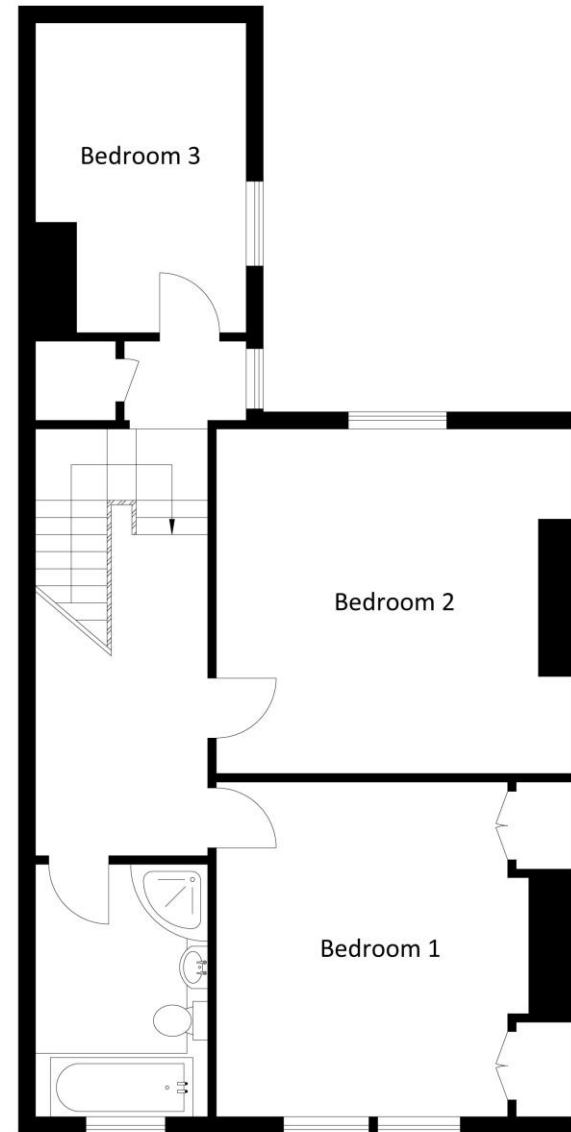


Ground Floor

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.

Copse Road, Clevedon BS21 7QL
 Approx. Area 679.0 Sq.Ft - 63.10 Sq.M



First 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.



Terrace House



Freehold



3



Garden



1



D



3

EPC D



Gas Central Heating



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

