



## Dowlais Cottage Farm

Lower Strode Road, Clevedon, BS21 6UU



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**An immaculate, recently refurbished farmhouse, finished to the highest specification with beautifully landscaped gardens, a hot tub and a fantastic outdoor kitchen.**

Recently refurbished farmhouse of 3524 square foot finished to the highest spec | Stunning 600 square foot AEG kitchen dining room with underfloor heating | Substantial bay sitting room with bespoke joinery, electric fire and engineered oak flooring | Vaulted garden room with triple aspect | Statement oak framed porch and substantial hall with limestone flooring | Four generous double bedrooms served by three en suites and a family bathroom | Study / fifth bedroom | Beautiful, landscaped gardens with a hot tub and outdoor kitchen | Double garage with EV charging and gated off street parking for multiple vehicles | Prime, tranquil location on the edge of Clevedon | EPC: E

## Situation

Dowlais Cottage Farm enjoys a quietly privileged setting along Lower Strode Road, on the rural edge of Clevedon, where open countryside meets the coast. This desirable location places a wealth of leisure and lifestyle amenities within easy reach, including the picturesque Marine Lake, the open green space of Salthouse Fields, The Beach, and the independent boutiques and cafés of Hill Road.

The surrounding area is ideal for those drawn to the outdoors, with coastal walks, cycling routes, sailing, paddleboarding and golf all readily accessible, offering an exceptional quality of life right on the doorstep.

Families are well served by a strong selection of schooling in Clevedon, including highly regarded primary and secondary options (Clevedon School is Ofsted Good), alongside esteemed independent schools such as The Downs Preparatory School and Sidcot, with an excellent choice of further independent education available in Bristol.







Despite its tranquil feel, the property is superbly connected. The M5 is just a short drive away, providing swift access to Bristol and the wider motorway network, while Bristol Airport is within convenient reach for national and international travel. Bristol city centre itself offers a vibrant cultural, commercial and educational hub.

#### For Sale Freehold

Extensively and meticulously refurbished by the current owners in recent years, Dowlais Cottage Farm now presents as a luxurious and highly specified family home, where considered design and craftsmanship are evident throughout. Throughout the house, new plumbing, radiators, double glazing, flooring and carpets have been installed, alongside refined decorative finishes including Farrow & Ball paintwork, Sanderson blinds and bespoke joinery.

Approached via electric gates, the property reveals itself with quiet confidence. A resin driveway with a large double garage with electric doors and EV charging provides generous parking for multiple vehicles.

A footpath leads to a striking oak-framed porch with fitted window seats—an inviting prelude to the interiors beyond. The reception hall is expansive and beautifully appointed with limestone flooring, underfloor heating, a feature stone fireplace, intricate cornicing and a decorative ceiling rose, setting a tone of understated elegance.

At the heart of the home lies a magnificent, 600 square foot, designer kitchen dining room, providing exceptional scale and perfect for both everyday living and entertaining. Natural limestone flooring runs throughout, complemented by underfloor heating. A substantial central island with breakfast bar, quartz worktops and a sociable four-ring AEG induction hob with downward extraction provides the centrepiece to the room with ample surrounding quartz worktops and timber wall and base units with premium handles offering abundant storage.

All the appliances are integrated and include twin AEG ovens, a full-height fridge, twin freezers, and a Belfast sink with boiling water tap and dual filtration. A sunken ceiling with inset lighting defines the island, while bi-fold doors open seamlessly onto a covered al fresco dining terrace. The substantial dining area is elegantly anchored by twin Tom Dixon light fittings. Ancillary spaces are equally well considered, with a colourful downstairs cloakroom and a generous utility room featuring quartz worktops, a second Belfast sink and full plumbing for white goods.

The principal reception room is both substantial and inviting with bespoke dado panelling, integrated cabinetry and shelving, a concealed full-size television and an integrated electric fire. Engineered oak flooring and detailed cornicing add warmth and texture, while a wide bay with shuttered windows and sliding doors opens directly onto the garden. Beyond, a triple-aspect garden room





offers a more relaxed retreat, with tiled flooring, vaulted ceilings, working shutters and French doors to the outside—ideal as a snug, playroom or study. Air conditioning is fitted here, as well as in the sitting room, principal bedroom and bedroom four. A versatile study or fifth bedroom completes the ground floor accommodation.

Upstairs, four well-proportioned double bedrooms are arranged around a bright landing, three enjoying westerly aspects with far-reaching rural views. The family bathroom is particularly striking, finished with premium porcelain tiling, a freestanding bath, double walk-in rain shower and contemporary wall-mounted fittings.

Bedrooms two and three benefit from stylish en suite shower rooms, while the principal suite is particularly exceptional. A substantial bedroom leads into a vaulted, bespoke Sharps dressing room, illuminated by six Velux windows and a large picture window capturing panoramic views across the surrounding farmland towards the Bristol Channel and Wales beyond. A second walk-in Sharps dressing room provides further storage and the dual aspect, en suite bathroom is luxuriously appointed with bespoke porcelain tiling, a freestanding roll-top bath and double Crittall-style walk-in shower.

#### Outside

The landscaped gardens are a particular feature and encompass level lawns framed by pleached borders and specimen tree planting, including olives and palms, create a sense of structure and privacy. A shaded outdoor kitchen and bar area, complete with power and water, provides an exceptional entertaining space, alongside a generous dining terrace and hot tub. The setting is both elegant and functional, perfectly complementing the house itself.

In all, Dowlais Cottage Farm is a home of rare quality—thoughtfully reimaged and executed to an exacting standard, offering contemporary comfort within a timeless rural setting.

Services: LPG, septic tank, mains water and electricity

Local Authority: North Somerset Council: Tel: 01934 888888  
Council Tax: Band C

Directions: Post Code BS21 6UU

Viewing: Strictly by appointment with Rupert Oliver Property Agents

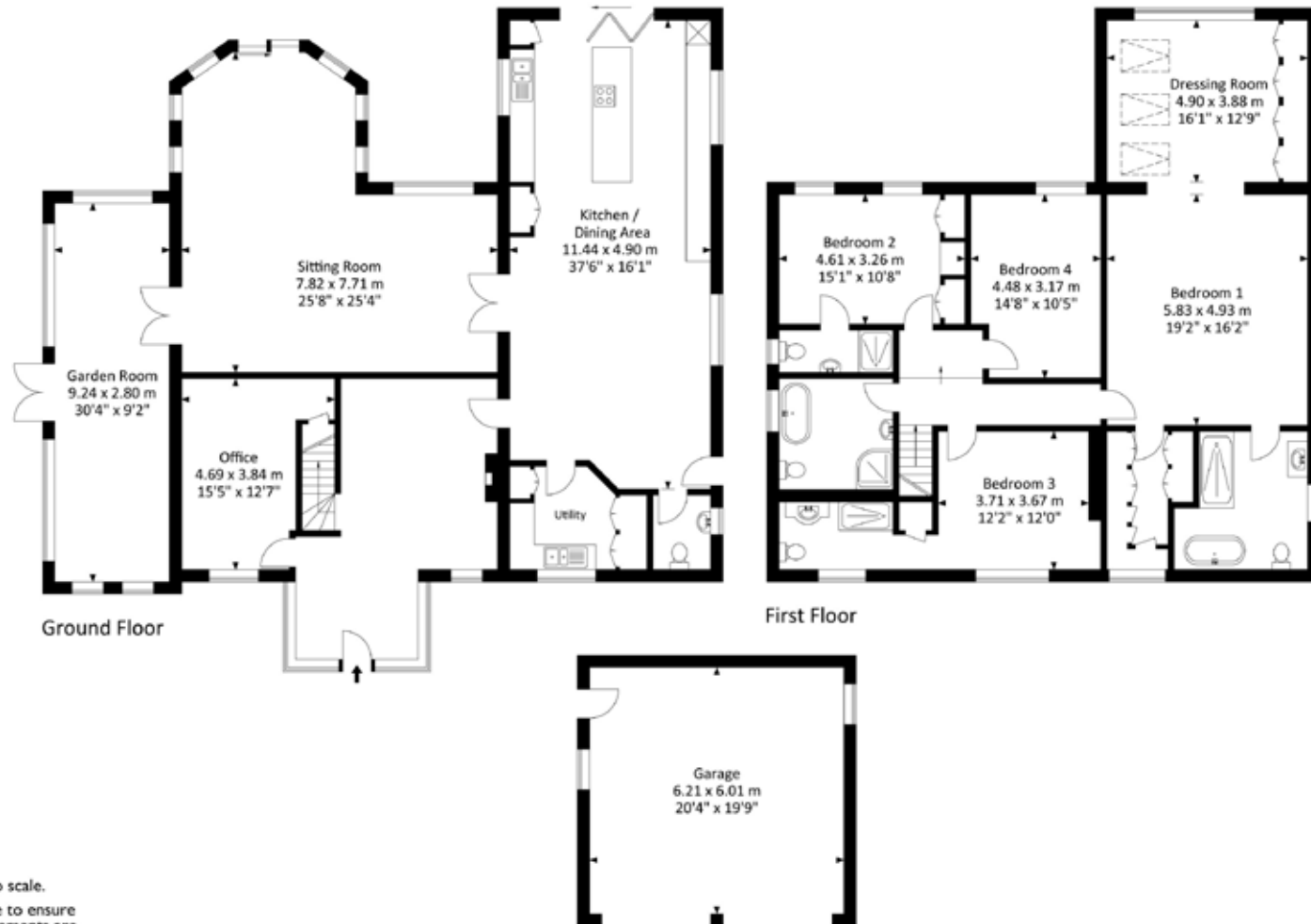


# Dowlais Cottage Farm, Lower Strode Road, Clevedon BS21 6UU

Approx. Gross Internal Area  
3524.0 Sq.Ft - 327.40 Sq.M

Garage Area  
401.0 Sq.Ft - 37.30 Sq.M

Total Area  
3925 Sq.Ft - 364.70 Sq.M



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.