



Tumblestone, Park Road, Clevedon, BS21 7JG  
**£855,000**

Steven  
*Smith*



Tumblestone is a truly magnificent individual property that sits proudly in an elevated position on Clevedon's hillside with breathtaking views in a southerly direction towards the Mendips. The accommodation is elegant with so much natural light throughout. The living space has two bi fold doors which lead to an impressive terrace which is a great place to enjoy Clevedon's famous sunsets. The kitchen and bathrooms have been beautifully installed and are complimented by three bedrooms. Outside is also a gem with beautifully maintained gardens, a garage and plenty of parking.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to hallway, contemporary floor, stairs to first floor accommodation, window to side. Door opens to:

#### **Inner Hall**

With space for storage of shoes and coats etc. Door opens to:

#### **Bedroom 3/Study 12'1" x 7'5" max 6'0" min**

Measurements include a cupboard housing the gas boiler. Window to side and providing a pleasant outlook towards the Mendips in the far distance.

#### **Utility 8' 5" x 7' 6" (2.56m x 2.28m)**

Plumbing for washing machine, space for condenser dryer, access to the water softener, stainless steel sink set into worktop with storage below. Tiled splashback, tiled floor. Door opens to:

#### **Spacious Cellar Area**

#### **FIRST FLOOR**

**Half Landing.** Door giving access to the garden and window overlooking the driveway. Access to a storage cupboard.

#### **Lounge/Diner 30'0" x 16'7" max 12'7" min**

Such an impressive room with two bi-folding doors opening out onto the terrace which provides the most outstanding views across Clevedon in a southerly direction towards the Mendips and to the right hand side taking in the views of the Bristol Channel towards the islands of Flatholm and Steepholm and Sand Bay in the far distance. Two windows to the left and the further two windows to the right hand side. Contemporary woodburning stove takes centre stage. Spotlights, double doors to the kitchen.

#### **Kitchen 15' 1" x 11' 4" (4.59m x 3.45m)**

Beautifully fitted with a comprehensive range of wall and base unit with granite working surfaces and a Belfast sink. Gas and electric cooker point with

contemporary extractor hood, space for a fridge/freezer, integrated dishwasher, tiled effect floor, window and door to side, spotlights.

#### **Bedroom 1 18' 0" x 15' 5" (5.48m x 4.70m)**

Measurements include the en-suite but exclude two built in wardrobes. Window looking out over the side garden and providing an absolutely breathtaking view across Clevedon towards the Mendips.

#### **En-Suite**

Beautifully fitted with a four piece white suite of WC with concealed cistern, washhand basin, bath and king size shower cubicle with mains shower. Fully tiled walls, solid oak floor, chrome ladder radiator, stoplights, extractor fan, obscure window.

#### **Bedroom 2 12' 4" x 11' 8" (3.76m x 3.55m)**

Window overlooking the garden.

#### **Luxury Shower Room**

An exquisite suite of WC, contemporary washhand basin set onto solid wood work surface with storage below. Walk in shower cubicle with mains shower, fully tiled walls and floor, obscure window, chrome ladder radiator, extractor fan, spotlights.

## OUTSIDE

A private driveway off of Park Road leads to the front of Tumblestone where there is an extensive stone shingle area providing parking for numerous cars. There is then access to the front door and the garage 23'5" max 14'1" min x 15'3" with power and light and three windows and a personal door.

## The Gardens

The current owners have thoroughly enjoyed the gardens that Tumblestone sits proudly in. To the front of the property there is a fine array of established shrubs

with small trees and steps descend to a patio and a feature pond. A pathway sweeps around where there is further shrubs and trees. This part of the garden is bound by beautiful stone walling and also enjoys incredible views across Clevedon and towards the Mendips. To the side of the property there is a personal door to the garage and steps rise passing a veg plot and the beautiful stone wall boundary continues, There is then access to a further level veg plot and the door to the kitchen. At the rear of the garden there is the wood store for the woodburning stove then continuing

around the rear of the property this gives access to an impressive level lawn where there is a decking area covered by an oak frame gazebo with tiled roof which is a great place to entertain during those lovely summer evenings. This garden is well stocked with an array of shrubs and perennials to borders and will also enjoy plenty of sun. There is also a door giving access to the landing.

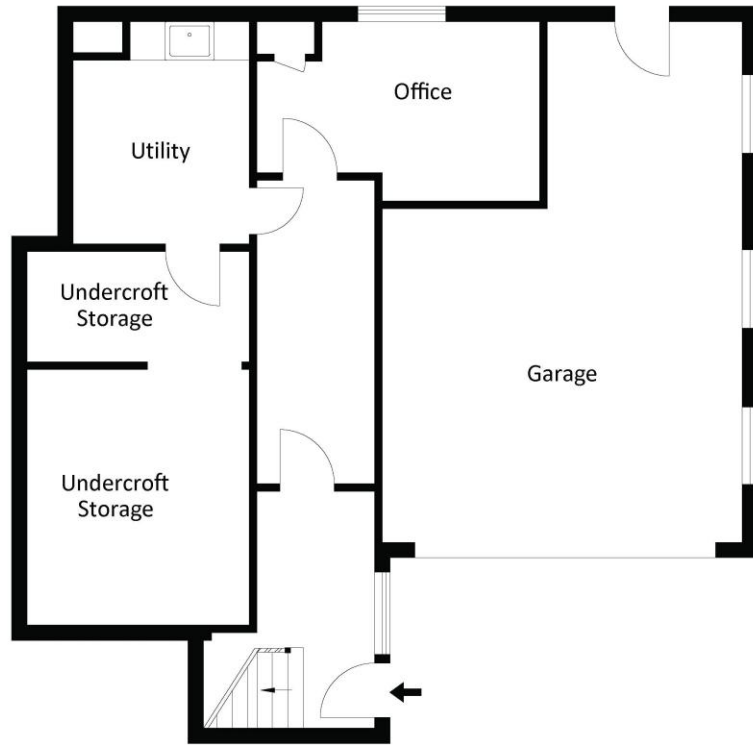








**Tumblestone, Clevedon**  
 Approx. Area 746.60 Sq.Ft - 69.40 Sq.M  
 (Total Area Includes Garage)

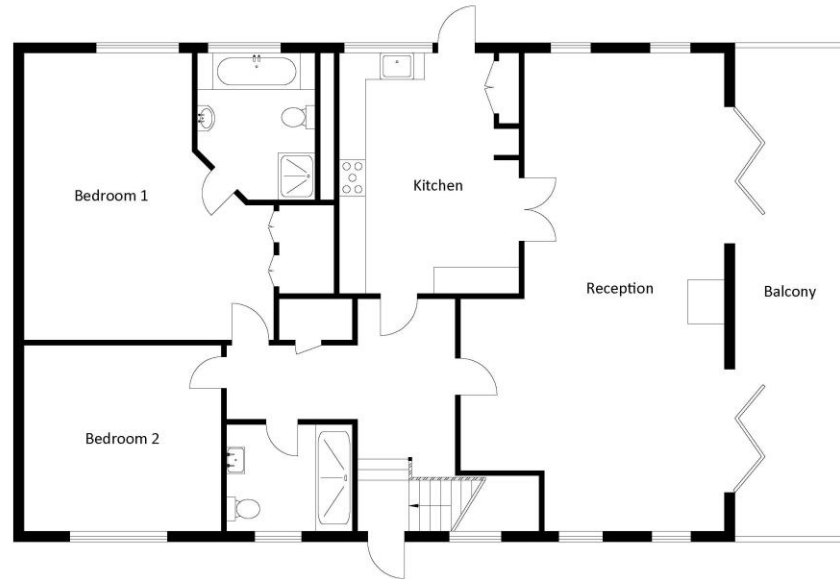


Lower Ground Floor

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.  
 Floor plan produced by Westcountry EPC.

**Tumblestone, Clevedon**  
 Approx. Area 1307.20 Sq.Ft - 121.40 Sq.M



Ground Floor

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 Floor plan produced by Westcountry EPC.



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#### 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.

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