

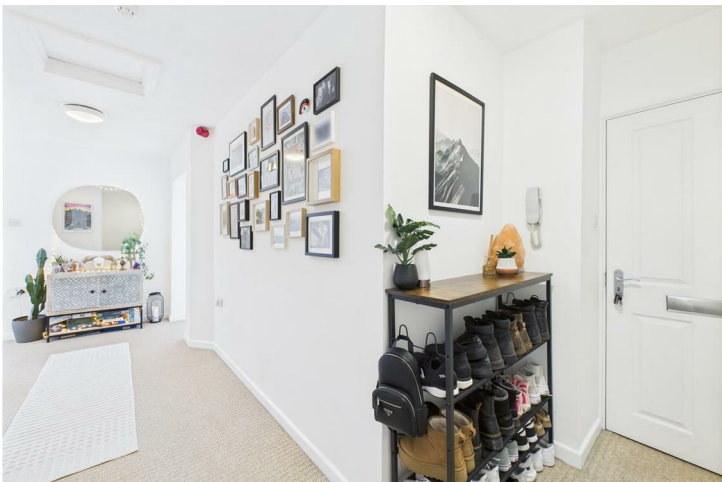
Dial Hill Road Clevedon BS21 7HL

£340,000

marktempler

RESIDENTIAL SALES






Property Type
Apartment


How Big
868.00 sq ft


Bedrooms
2


Reception Rooms
1


Bathrooms
1


Warmth
Gas Central Heating


Parking
Garage


Outside
Communal Grounds


EPC Rating
C


Council Tax Band
C


Construction
Standard


Tenure
Leasehold

Set within the landmark St. Edith's building, this stunning first-floor apartment offers an exceptional lifestyle in one of Clevedon's most sought-after positions. With breathtaking south-west facing views stretching across the Mendip Hills, the Bristol Channel and as far as the Brecon Beacons on a clear day, Apartment 11 provides a truly special place to call home. Combining elegant period features with stylish modern updates, the apartment offers light-filled living spaces and a wonderful sense of character, all within easy reach of Clevedon's vibrant Hill Road and beautiful coastal surroundings.

Stepping inside, the apartment has a carefully designed layout with each room positioned to make the most of the impressive outlook. From the living and dining areas through to the bedrooms, the panoramic views create a peaceful and ever-changing backdrop to daily life. Large windows allow natural light to pour into the apartment, enhancing the feeling of space and openness throughout.

The current owners have tastefully updated the interior to complement the building's historic features while introducing modern style and comfort. High ceilings, decorative cornicing and period mouldings add a sense of elegance, while the flowing layout provides a welcoming environment for both relaxing and entertaining.

Practicality has also been thoughtfully considered, with excellent storage including several cupboards, loft storage and the added benefit of a garage.

The location offers an equally appealing lifestyle. To the rear of the building sits Clevedon Cricket Club, where residents can enjoy the clubhouse and bar during the season. A short walk down the picturesque Zig Zag leads to vibrant Hill Road, known for its independent cafés, restaurants and bars, along with the popular monthly Sunday market. Woodland walks and Clevedon's coastline are also close by, offering the perfect balance of convenience and natural beauty.

Originally constructed in 1870 as Hallam Hall by Reverend Jabez Horne, the building is now known as St. Edith's and has been thoughtfully converted into just 17 apartments. As a Grade II Listed building, it retains its striking gothic-style architecture, intricate windows and distinctive turret, making it one of Clevedon's most recognisable and characterful residences.



Historic charm, modern comfort, and breathtaking views – welcome to St. Edith's, apartment 11



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 1000 Mbps and highest available upload speed 100 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.

LEASE INFORMATION

999 year lease from 04.07.1978

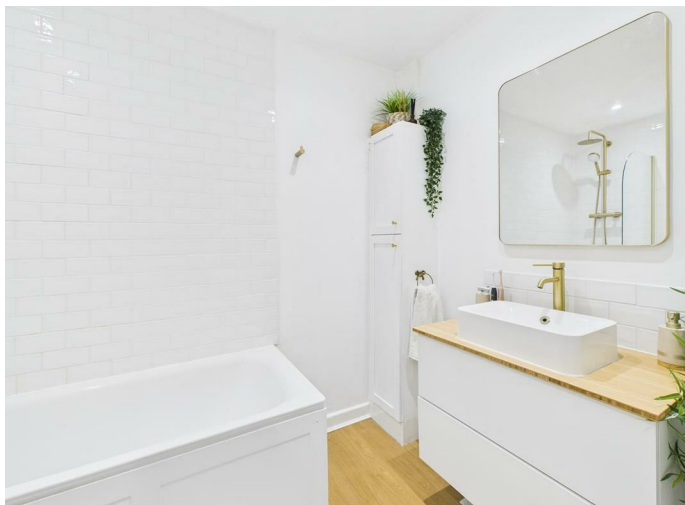
Service Charge = £1,701 per annum.

The lease permits pets

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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