



7 Holdland House, 30 Old Street, Clevedon, BS21 6BY

**£359,950**

Steven  
*Smith*



Tucked privately behind a historic stone facade, this unique property forms part of a sympathetic conversion of a former Grade II listed schoolhouse. Step through the entrance directly from your private rear garden into a striking open plan layout meticulously designed for the flow of everyday life. The expansive ground floor serves as the true social heart of the home. Seamlessly blending spaces for relaxation and dining with a high specification kitchen, it features premium integrated double ovens, a gas hob, a dishwasher and a breakfast bar perfect for casual morning coffee. Practicality is woven effortlessly into the design with understairs storage and a separate ground floor cloakroom. Upstairs, three versatile bedrooms await, including a principal bedroom with its own ensuite alongside a separate, sleekly tiled family bathroom featuring a skylight. Outside, the lifestyle benefits continue with a beautiful multi tiered garden finished with lush lawns and elegant shingle, coupled with the peace of mind of secure gated entry and two rare allocated parking spaces. The location on Old Street places you in one of Clevedon's most practical and vibrant hubs, with day to day essentials virtually on your doorstep. A short stroll leads you to the One Stop by Tesco & Post Office for immediate convenience, while Clevedon Medical Centre and Clevedon Hospital Minor Injury Unit ensure top tier healthcare is always close at hand. Beyond the absolute convenience of the town centre, Clevedon is famous for its timeless coastal charm. Residents enjoy scenic walks along the breathtaking Poets' Walk cliff top path, wild swimming or paddle boarding in the historic Clevedon Marine Lake and sunsets over Clevedon Pier, England's

only Grade I listed Victorian pier. Whether exploring the independent boutiques of the local high street, enjoying film and comedy at the historic Curzon Cinema, or utilizing excellent travel links to nearby Bristol, this property offers an unparalleled balance of peaceful, secure community living and active seaside lifestyle.

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

#### **GROUND FLOOR**

#### **Open Plan Living 21'0" x 20'4" max 14'7" min**

Front door opens from the rear garden into the open plan living space. Wood effect floor, access to understairs storage cupboard. Windows to front and rear.

#### **Kitchen**

Fitted with a range of wall and base units with working surfaces and breakfast bar. Includes integrated double electric ovens, gas hob with extractor, dishwasher, washing machine and sink with drainer. Space for fridge/freezer.

#### **Cloakroom**

Comprising toilet and sink. Wood effect floor, heated towel rail, extractor fan.

#### **FIRST FLOOR**

Landing. Providing access to first floor accommodation. Access to loft hatch, skylight.

#### **Bedroom 1 11' 10" x 10' 1" (3.60m x 3.07m)**

Double bedroom with ensuite. Window to rear.

#### **En-Suite**

With suite comprising toilet, sink with vanity unit and shower cubicle with mains shower over. Wood effect floor, partially tiled walls, heated towel rail, extractor fan.

#### **Bedroom 2 9' 11" x 8' 6" (3.02m x 2.59m)**

Double bedroom, skylight.

#### **Bedroom 3 10' 1" x 6' 3" (3.07m x 1.90m)**

Single bedroom or home office. Window to rear.

#### **Bathroom**

Comprising toilet, sink and bath with mains shower over. Wood effect floor, partially tiled walls, heated towel rail, skylight.

#### **Outside**

From Old Street a gateway opens into the private car park with two allocated spaces for Number 7 Holdland House. Pass to the right hand side of the building through a gate and round the back to number 7.

#### **Garden**

A series of five stone steps lead up to the private garden, laid lawn, an area of shingle and stone walling to rear.

#### **Lease Details:**

Originally 999 years from and including 30 June 2012 - Management Company: Holdland House Management Ltd - Management Charge: £133 pcm - Ground Rent: N/A

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).

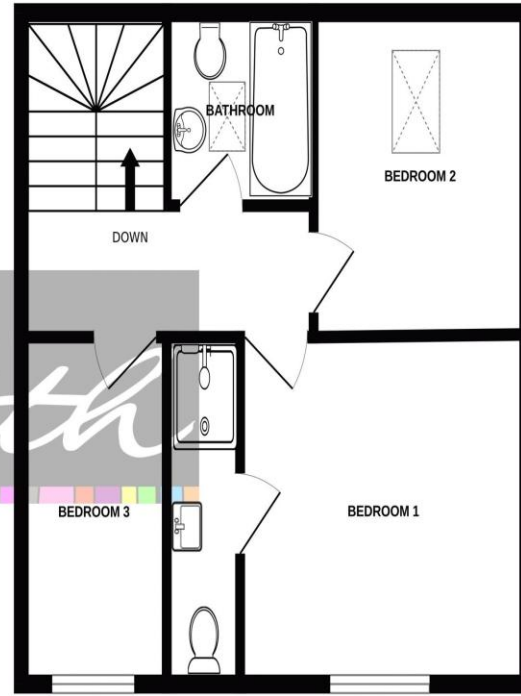






GROUND FLOOR

1ST FLOOR



Steven  
Smith



House



Leasehold



3



Private Garden



2



C



1

**EPC**

D



Gas Central Heating



2 Parking Spaces

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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