



Willowdown, Ham Lane, Kingston Seymour, Clevedon, BS21 6XE
£750,000

Steven
Smith

Tucked away behind a discreet private driveway, this beautiful three bedroom detached home offers the ultimate blend of contemporary luxury and tranquil countryside living. From the moment you arrive on the expansive forecourt, the property exudes an inviting, rural charm perfectly matched by its picturesque surroundings.

Stepping inside, you are greeted by an impressive and welcoming entrance hall that sets the sophisticated tone for the rest of the home. The heart of the ground floor is arguably the spectacular open plan kitchen and dining area, flooded with natural light from soaring vaulted ceilings and expansive feature glazing. This bespoke culinary space balances sleek, minimalist oak cabinetry with integrated appliances and a generous central island, making it as much a functional workspace as it is a social hub. Bi-fold doors pull the outdoors in, creating a seamless transition from morning coffees to al fresco dining. The kitchen flows effortlessly into a beautiful dual aspect dining area where guests can gather under the sky views, while a sophisticated sitting room provides a cosy sanctuary for cooler evenings, anchored by a charming wood burning stove set within an elegant focal fireplace. Beyond the main reception areas, a bright, modern conservatory extends the living space directly into the manicured garden, complemented downstairs by a practical cloakroom WC.

Upstairs, the refined aesthetic continues across three beautifully proportioned bedrooms. The master suite is a luxurious retreat, complete with its own private, high specification en suite and a dedicated walk in wardrobe. A pristine, contemporary family

bathroom serves the remaining accommodation, finished with premium fixtures to provide a spa like escape.

Outside, the property is bounded by lovely lawned gardens and mature hedging, framing peaceful, uninterrupted views towards the historic local church spire and sprawling Somerset farmland where livestock quietly graze. Enhancing the home's superb practicality is a detached double garage that cleverly incorporates a dedicated utility area, keeping laundry and heavy appliances out of the main house.

Situated in the highly regarded, award winning village of Kingston Seymour, this home places you at the centre of a vibrant and historic rural community. Known for its quiet, winding lanes, open pastureland, and the beautiful 14th century All Saints Church, the village offers a timeless pace of life focused around its busy village hall and community events. While it feels blissfully remote, the location is exceptionally well connected. The nearby coastal towns of Clevedon and Weston-super-Mare provide excellent shopping, dining, and reputable schooling, while the M5 motorway corridor and nearby mainline train stations in Yatton ensure seamless commuting access to Bristol and beyond. It is a rare opportunity to enjoy an idyllic rural lifestyle without compromising on modern convenience.

Accommodation (all measurements approximate) **GROUND FLOOR**

Contemporary front door opens to:

The Hallway

A light and airy space with oversized floor tiles, stairs to first floor, understairs cupboard.

Cloakroom

Suite of WC, washhand basin with storage below, oversized floor tiles, half panelling to walls, obscure window.

Sitting Room 17' 1" x 13' 11" (5.20m x 4.24m)

This impressive room has a window to front, second window to side and a door opening to the conservatory. A woodburning stove takes centre stage with a wooden mantle, spotlights.

Conservatory 13' 10" x 9' 8" (4.21m x 2.94m)

Of dwarf wall and PVC double glazed construction with french doors opening to the rear garden, tiled floor and providing a lovely view of the neighbouring farmland. From the hallway a set of glass modern french doors open to:

Kitchen/Diner

Kitchen Area 16' 11" x 16' 0" (5.15m x 4.87m)

Simply stunning! The bespoke oak fronted kitchen has been designed to the highest of standards with handleless units incorporating quartz working surfaces with a sink and mixer tap, four ring induction hob, electric oven, integrated appliances to include dishwasher and fridge/freezer. Double doors open to a pantry and to the left hand side of this there is also a lit coffee making area with shelving. Spotlights, french doors and window to side. Bi-folding doors opening to the garden and again providing lovely countryside views, oversized tiled floor flows through into:

Dining Area 10' 4" x 9' 10" (3.15m x 2.99m)

An impressive entertaining space with a high vaulted ceiling with two skylights and a feature window to front with two further windows to side.

FIRST FLOOR

Half landing. There is a glazed door again providing beautiful countryside views.

Landing

Access to loft space and the airing cupboard housing the Worcester oil fired boiler.

Bedroom 1 14' 0" x 11' 1" (4.26m x 3.38m)

A dual aspect room with window looking out over the front drive and towards the neighbouring church and a second window to side. Measurements exclude a walk in wardrobe.

En-Suite

Beautifully fitted with a three piece suite of WC, floating washhand basin with storage below, king size shower cubicle with mains shower, partially tiled walls, wood effect floor, window to rear, ladder radiator.

Bedroom 2 13' 0" x 9' 7" (3.96m x 2.92m)

A dual aspect room with window to front and second window to side providing a pleasant outlook towards the neighbouring properties in Kingston Seymour and farmland. There is a recess area ideal for freestanding wardrobes.

Bedroom 3 13' 0" x 7' 2" (3.96m x 2.18m)

Measurements include the built in wardrobes. Window to rear.

Bathroom

Beautifully fitted with a three piece suite of WC, contemporary floating washhand basin with storage below, bath with mains shower and glass shower screen door. Partially tiled walls, wood effect floor, window to front.

OUTSIDE

From Ham Lane a five bar gate gives access to a discrete private driveway which extends to the front of the property via a stone shingle driveway and gives access to the canopy and front door of Willowdown. Just outside of the property is a slate shingle area and a few established shrubs and perennials. Access to the rear garden can be gained via either side of the property. To the right hand side there are two raised veg plots areas and access to a garden shed.

The Rear Garden

Immediately outside of the bi-folding doors from the kitchen/diner is a decking area which is a great space for bbq's etc. This opens up to an area of level lawn passing past the conservatory and a small patio at the rear of the garden. The garden is well stocked with an array of small trees, shrubs and perennials. From here there are beautiful countryside views that will change all year with our seasons.

Double Garage 18' 4" x 16' 11" (5.58m x 5.15m)

At the rear of the garage there is a utility area with base units and working surfaces with a stainless steel sink, plumbing for washing machine and space for tumble dryer. There are two up and over doors, power and light.



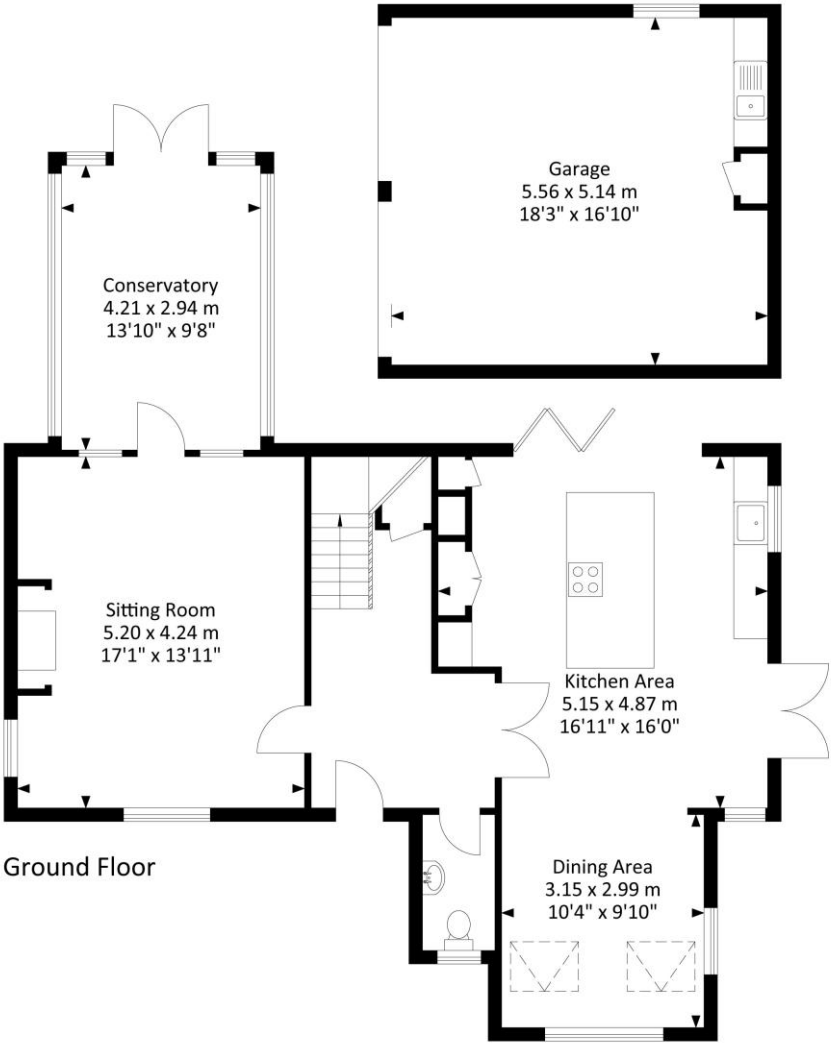






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Approx. Area 1195.97 Sq.Ft - 111.11 Sq.M



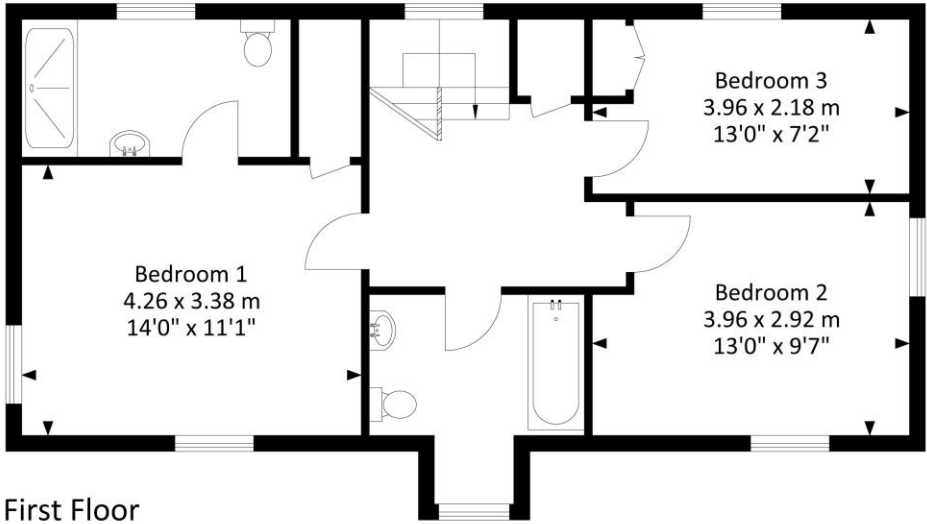
Ground Floor

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.

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Approx. Area 629.68 Sq.Ft - 58.50 Sq.M



First Floor

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Detached House



Freehold



3



Garden



2



F



2

EPC D



Oil Heating



Double Garage



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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