



## BRUNSWICK HOUSE 9 THE BEACH

Clevedon, BS21 7QU

Price £1,500,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled along the picturesque coastline of Clevedon, this impressive Georgian property offers a unique opportunity for those seeking a home with character and potential. With a generous layout, the main house boasts three spacious reception rooms and five well-appointed bedrooms, complemented by four bathrooms. In addition to the main residence, the property features a separate two-bedroom basement flat and furthermore, a charming two-bedroom cottage adds to the versatility of this remarkable estate, making it ideal for those looking to invest in a multi-generational living arrangement or to generate additional income.

The property is steeped in history, showcasing many original period features that reflect its Georgian heritage. While it is in need of complete development, this presents a blank canvas for the discerning buyer to create their dream home.

Parking is a breeze with space for three vehicles, ensuring convenience for residents and visitors. The location is simply unbeatable, overlooking Clevedon's famous beachfront and the iconic Pier, providing a stunning backdrop for daily life.

## Situation

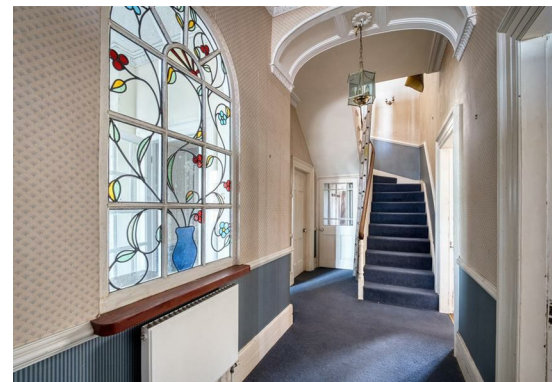
Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## MAIN HOUSE

Entrance Vestible

Entrance Hallway

Sitting Room

16'4" × 12'4" (5.002 × 3.775)

Lounge

16'4" × 16'4" (5.002 × 4.987)

Dining Room

16'5" × 13'0" (5.029 × 3.972)

Kitchen/Breakfast Room

14'10" × 11'9" (4.538 × 3.589)

Snug

8'4" × 10'2" (2.565 × 3.1044)

Rear Hallway

8'4" × 16'2" (2.563 × 4.950)

Inner Hallway

W.C

Landing

Bedroom One

13'3 × 12'3 (4.04m × 3.73m)

Bedroom Two

13'2 × 12'2 (4.01m × 3.71m)

Bedroom Three

16'4 × 12'11 (4.98m × 3.94m)

Bedroom Four

7'5 × 11'4 (2.26m × 3.45m)

Bedroom Five

11'4 × 9'5 (3.45m × 2.87m)

Bathroom

Shower Room

## BASEMENT FLAT

Basement Flat Entrance

Hallway

Bathroom

6'5 × 11'2 (1.96m × 3.40m)

Living Room

15'3 × 11'1 (4.65m × 3.38m)

Bedroom Six

15'8 × 11'2 (4.78m × 3.40m)

Bedroom Seven

13'3 × 11'9 (4.04m × 3.58m)

Kitchen

8'4 × 9'8 (2.54m × 2.95m)

Bootroom

8'4 × 13'2 (2.54m × 4.01m)

Cloakroom

## COTTAGE

Cottage Kitchen

13'3 × 10'4 (4.04m × 3.15m)

# PROPERTY DESCRIPTION

## Living Room

15'3 × 9'9 (4.65m × 2.97m)

## Conservatory

4'4 × 12'19 (1.32m × 3.66m)

## Pantry

6'87 × 6'88 (1.83m × 1.83m)

## Bathroom

## Landing

## Bedroom

14'35 × 10'27 (4.27m × 3.05m)

## Bedroom

14'46 × 7'83 (4.27m × 2.13m)

## Study

8'22 × 6'83 (2.44m × 1.83m)

## WC

## Material Information

We have been advised of the following:

EPC - we have been advised this property does not require an Energy performance certificate due to it being Grade II listed.

Additional information not previously mentioned

- Council Tax - F
- Mains electric, gas and water.
- Water meter.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
  - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

