



25 Princes Road

Clevedon, North Somerset, BS21 7SY

 **RUPERT
OLIVER**
property agents



25 Princes Road

Clevedon, North Somerset, BS21 7SY

A substantial, fully refurbished and superbly appointed, double fronted Victorian family home in the heart Clevedon.

Detached, Victorian, family home of exceptional proportions totalling 6100 sq ft with 24 solar panels and 10kw battery backup providing excellent energy efficiency | Top spec, open plan Neff kitchen breakfast room with two islands and breakfast bars, folding doors onto the garden and underfloor heating throughout | Period sitting room with marble fireplace, abundant original detail, double-glazed bay windows and pocket doors into a formal dining room | Bay cinema room with Sapphire cinema screen, short throw laser projector, Sonos surround sound and integrated LED smart lighting | Fully insulated home office with Cat 7 broadband and underfloor heating; fully converted lower ground floor level with gym, games room, cellar and ample storage | Principal suite with walk-in dressing room and luxurious en suite bathroom | Six further large double bedrooms with far reaching views, a second en suite, two-family bathrooms and a shower room | Double garage with electric doors and further gated, off-street parking for circa eight vehicles | Southwest facing, level lawned garden with mature surrounding borders, Asian feature garden with water feature, multiple terraces and a summer house with electrics and Cat 7 broadband | EPC: D

Situation

Nestled in mid-Clevedon, this elegant address is cherished for its timeless Victorian architecture and refined streetscape, with many homes enjoying leafy outlooks, generous gardens and a tranquil, established neighbourhood feel.

Ideally located, Princes Road is a short walk from all the amenities, cafes and restaurants of Hill Road as well as the charming seafront, Clevedon Pier, Marine Lake and Salthouse Fields. Families will appreciate the proximity to excellent local schools, including the highly regarded Clevedon School (Ofsted Good) and a choice of well-rated primary schools – all within easy reach. Excellent private schools are also nearby with the Downs Preparatory School in Wraxall 7.1 miles distant and Sidcot School, Clifton College and numerous excellent Bristol schools circa 13 miles distant.

Weekends can be spent enjoying coastal walks or bike rides whilst Clevedon Cricket, Golf, Lawn Tennis and Sailing Clubs are all within proximity. The nearby, historic Curzon Cinema is an excellent institution for film and the arts. Commuters are well-served with easy access to the M5 motorway, providing quick links to Bristol and the wider motorway network. Yatton Railway Station (4.2 miles) provides direct links to Bristol Temple Meads and London Paddington whilst Bristol airport is a mere 9.7 miles with flights to most of Europe.







For Sale Freehold

A highly desirable, twin gabled, double fronted Victorian family home of substantial proportions totalling 6100 square feet. The property has been extensively and meticulously refurbished by the current owner over the past four years and now presents a highly prestigious and luxurious family home. The house benefits from 24 solar panels on the roof with a 10kw battery (installed 2024), thermal 'solar boost' technology and double glazing throughout. As a result, the property's energy costs total around £110 a month which, for its size, is remarkable and very rare.

The house is approached via electric gates into a substantial, tarmac and block paved parking area with ample parking for up to eight cars. A mature border of shrubs and perennials provides colour and tall surrounding hedging adds privacy. A double garage with electric gates and a concrete floor provides further parking for two cars as well as excellent storage. An oak framed, gated lean-to on the east side of the building provides very useful further storage, also with block paving.

The substantial front door leads into a spacious entrance with abundant period charm in the form of intricate ceiling rose and cornicing, mosaic tiled flooring and stunning stained glass windows and doors. A cupboard houses the two new consumer units (installed 2024).

The entrance hall beyond is wide and spacious with ample natural light and further period charm with two intricate roses with contemporary pendant light fittings, intricate cornicing, picture rails and fantastically high ceilings. A fully tiled WC with double width sink and illuminated mirror sits off the hall to the right. A utility room with a sink and plumbing for white good is tucked away discreetly at the end of the hall.

To the left is a sizeable bay drawing room with a stunning, original, cast iron, gas fireplace with marble hearth and surround. The room is adorned with period charm in the form of intricate rose and cornicing, picture and dado railing and lovely bay windows which are double glazed. Modern benefits include tasteful, made to measure curtains, new carpeting and a stylish, pendant light fitting. Pocket doors lead into an ambient dining room with the same level of period detail and a large west facing window with made to measure curtains.

The room beyond was external but has been incorporated within the property by the current owner and is fully insulated with underfloor heating, Cat 7 broadband, a skylight and window onto the garden. The room makes for a perfect home office or study.

Back off the hall is a fantastic further sitting / cinema room with the same level of period detail and lovely bay windows with double glazing. This room is fully equipped with a Sapphire cinema screen, short throw laser projector, integrated Sonos surround sound system and smart LED surround lighting system in the cornicing.

At the end of the hall on the right is an outstanding NEFF kitchen breakfast room (installed 2023) with underfloor heating throughout and a large central island breakfast bar with Quartz worktops and stylish, dimmable pendant lighting. The surrounding worktops are also Quartz with a double integrated sink and Quooker instant 5 in 1 tap. All appliances are integrated and include two ovens, two combi ovens, a full height fridge and a full height freezer, dishwasher and an Elica four ring induction hob with downward ventilation. Engineered oak flooring runs throughout and two modern, aluminium, electric wall radiators kick out additional heat if needed.

The room has been opened and extended into a fantastic breakfast room with a substantial Quartz island breakfast bar looking out onto the landscaped



gardens. The space is fully insulated and benefits from a triple aspect with four solar powered Velux windows overhead. The breakfast bar is fitted with two integrated wine fridges and a beer fridge. Aluminium framed bi fold doors with integrated blinds slide out directly onto a covered, external flagstone terrace.

A wide, carpeted staircase leads to the lower ground floor where there is a fully equipped gym with padded flooring, a running machine, cycling machine and home gym weight machine (all included). There is also a table football table as well as an Easimat dart board and chess table in the games room beyond. Other rooms include a cool cellar with built in wine racks and a store beyond housing the hot water tank with solar boost technology. Adjacent are two further storerooms, one housing the two Valliant boilers (circa 5 and 10 years old) and a vaulted room providing excellent storage and a heat retaining extractor fan which keeps the air flowing fresh throughout.

The charming, timber, turning staircase with handrails and spindles leads up to the first floor with a laundry room on the half landing overlooking the garden and tennis courts beyond. The first floor landing is wonderfully spacious with abundant period detail. Bedrooms one, two and three are on this level and all benefit from fantastic proportions. The substantial principal suite occupies the entire west wing of the floor and benefits from premium carpeting, a full length of integrated, illuminating wardrobes and dado panelling in the dressing room and a substantial en suite with a free-standing bathtub with integrated taps, bidet, WC, twin sinks with illuminated vanity unit and a substantial, full size, aqua board rain shower. Bedroom two is also substantial with a recently installed en suite shower room with large, walk-in rain shower, wall mounted sink unit with cabinetry and a circular, illuminated wall mirror. Bedroom three, also sizeable with garden views, is served by a modern family bathroom with a free standing rolltop bathtub, sunken ceiling with spot lighting, wall mounted sink unit with cabinetry and a wall mounted cabinet with vanity unit.

The stairs continue up to the second floor via a linen store on the half landing. The top floor has the same substantial proportions as the first with four further large double bedrooms, all with high ceilings and stunning panoramic views either towards the Bristol Channel or the Mendip Hills. These rooms are served by two modern, tiled bathrooms. One of these bathrooms was installed in 2023 and benefits from metro effect tiling, a modern bath and towel rail, sink unit and cabinetry and a double walk-in rain shower with Crittall glazing.

Outside

Externally, the bi fold doors from the breakfast room lead directly out onto a covered, flagstone terrace, ideal for al fresco dining. Beyond is a fully landscaped, Asian feature garden with a water feature and a further gravelled terrace beyond for dining or entertaining. A few steps lead down to a lovely level lawn with a circular path and well stocked surrounding beds of shrubs and perennials providing abundant summer colour with high hedging behind ensuring excellent privacy. 320 bulbs have been planted to ensure a sea of springtime colour and some lovely winter jasmine keeps colour throughout the winter months. At the end of the garden is a summer house with power and Cat 7 broadband. A raised garden terrace with external lighting, power and water provides another space in which to eat, drink or entertain al fresco.

SERVICES: All mains connected

Local Authority: North Somerset Council: Tel: 01934 888888

Council Tax: Band H

Directions: Post Code: BS21 7SY

Viewing: Strictly by appointment with Rupert Oliver Property Agents

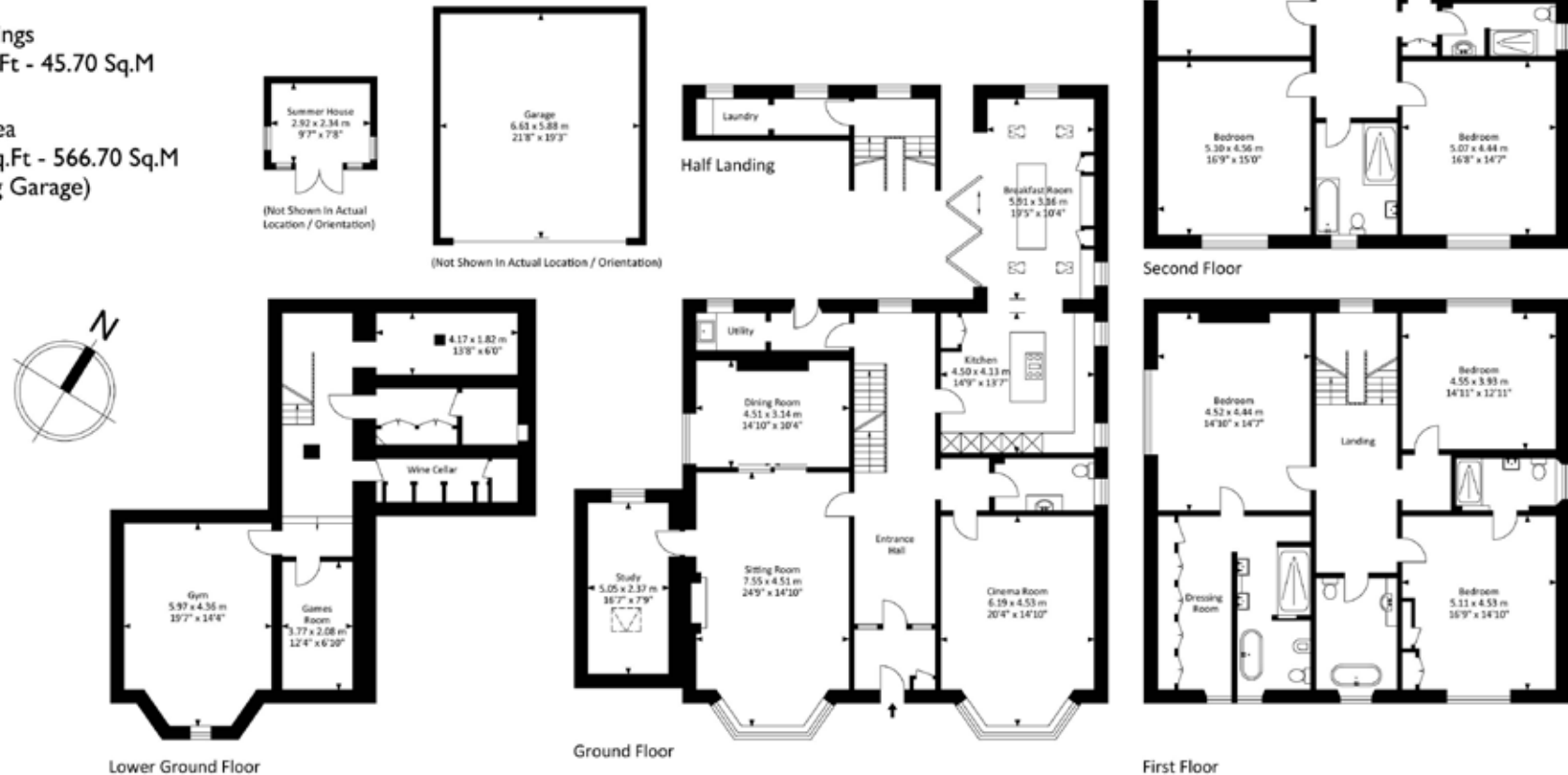


Princes Road, Clevedon BS21 7SY

Approx. Gross Internal Area
5608.0 Sq.Ft - 521.0 Sq.M

Outbuildings
492.0 Sq.Ft - 45.70 Sq.M

Total Area
6100.0 Sq.Ft - 566.70 Sq.M
(Including Garage)



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.