



**9 HIGHDALE ROAD**

Clevedon, BS21 7LW

**Price £1,400,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMPRESSIVE REGENCY RESIDENCE \* Mayfair Town & Country are delighted to present this exceptional and beautifully grand Grade II listed family home. Known as "The White House", this distinguished mid-19th century villa is set along the quiet and ever-popular Highdale Road.

From the main entrance you're greeted by a traditional stained glass door and period features which run throughout the property. In the entrance hall a grand sweeping staircase takes centre stage and sets the tone for how the rest of the property is presented. On the ground floor you'll find a formal living room featuring a traditional fire surround and interior wooden shutters, a smaller intimate lounge with a built in floor to ceiling bookcase, a large dining room which hosts period features, a downstairs W/C and a clock room with doors that lead to a private courtyard. Through double doors you'll find the open plan kitchen/diner that hosts integrated 'Neff' appliances. A utility room and the access to the cellar storage are accessible from the kitchen.

Upstairs the property continues to impress with four generously proportioned bedrooms and one impressive single bedroom. The master bedroom benefits from a five piece white en-suite including a roll top bath. One bedroom can be closed off to create another room with an en-suite due to the remaining bedrooms having access to a modern shower room.

From the first floor you can access a staircase that leads you to the attic space which has recently been re-insulated and provides exceptional storage space.

Externally, the property boasts a large driveway which can hold five vehicles comfortably and has access to a garage and outbuilding. The property also benefits from a wild flower garden to the side which leads to a patio area in line with the kitchen and outbuilding. From stone stairs you can access the top level garden which is laid to lawn and patio.

## Situation

70 meters - Clevedon Bowling Club  
0.16 miles - Clevedon Cricket Club  
0.29 miles - Hill Road  
0.43 miles - Clevedon Beach  
0.50 miles - Clevedon Pier  
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: G  
Tenure: Freehold  
EPC Rating: Exempt Grade Two Listed



# PROPERTY DESCRIPTION

## Entrance Hall

Solid wooden opens on to a beautifully blue and red stained glass entrance door that flows into the entrance hallway which ??? classic period sweeping staircase. Solid wooden floors, radiator and solid wooden doors leading to all living areas.

## Living Room

24'8 × 12'9 (7.52m × 3.89m)

Wooden arched French doors with interior wooden shutters open on to the front patio flooding the space with natural light, solid wooden floors, radiator, solid marble fire surround and classic cast iron insert.

## Lounge

13'3 × 13'2 (4.04m × 4.01m)

Intimate living space features a cast iron fire insert framed with a wooden mantle piece, the lounge houses a built-in floor to ceiling wooden book case, traditional picture rail, wooden arched French doors to the front patio & two radiators.

## Dining Room

18'2 × 13'6 (5.54m × 4.11m)

The dining room houses a period embellished white fire surround, with a marble and cast iron insert, traditional picture and dado rail, a radiator, curved step out Sash window and interior wooden shutters.

## Cloakroom

4'7 × 10'4 (1.40m × 3.15m)

Solid wooden floors, radiator, large storage cupboard, wooden French doors leading to the private courtyard and white wooden door leading to the downstairs W/C.

## W/C

4'7 × 3'7 (1.40m × 1.09m)

Traditional white wash basin and Victorian style high flush toilet, half stone tiled walls with wooden dado rail and solid tiled flooring with a white dual-fuel towel warmer.

## Kitchen/Breakfast room

11'7 × 28'8 (3.53m × 8.74m)

Through half solid wooden and glass double doors you enter into the breakfast area with French doors to the private courtyard, and contains two classic style radiators, ceiling spot lights, skylight and ceiling inserted speakers which are controlled from a sound system in the breakfast area;

Into the kitchen which is made of a wooden structure with granite work tops, integrated 'Neff' ovens, warming draw, induction hob and gas wok burner with floating extractor fan above. There is a double door fridge/freezer and stainless steel sink, from the kitchen you can access the utility, cellar and courtyard garden area.

## Utility

4'7 × 12'3 (1.40m × 3.73m)

Wooden window fills the space with natural light, fitted with classic kitchen cabinets installed which house a stainless steel sink, boiler integrated onto the wall, and has space for extra fridge or freezer.

## Cellar

10'4 × 13'7 (3.15m × 4.14m)

From the kitchen a door leads you down some concrete stairs to the cellar space which has power and lighting, where you will find wooden storage shelves and room for a work bench.

## First Floor Landing

From the sweeping staircase, the landing is laid with dark thick carpeting, wooden doors leading to bedrooms, and airing cupboard.

## Master Bedroom

12'5 × 20'6 (3.78m × 6.25m)

Double curved sash windows with views across Christchurch and the Mendips. A traditional picture rail wraps the room, radiator and door to;

## Master En-Suite

12'2 × 8'7 (3.71m × 2.62m)

Two wooden rectangle windows & one half curved wooden window to the side and back, five-piece bathroom suite, separate shower, toilet, bidet, Victorian style wash basin and roll top bath. solid oak flooring, ceramic cream floor to ceiling tiles, dual-fuel towel warmer and classic style radiator.

## Bedroom Two

14'5" × 14'1" (4.39m × 4.29m)

Large wooden window to the side of the room, a wooden Oriel window on the opposite side, a cast iron Victorian fireplace sits within the chimney breast in the room, classic picture rail and radiator.

## Shower room

5'0 × 6'5 (1.52m × 1.96m)

Wooden window to the rear, free standing white wash basin, singular free standing shower, chrome towel warmer, laid with wooden laminate flooring.

## W/C

5'0 × 4'2 (1.52m × 1.27m)

Wooden frosted window to the rear, white classic toilet, laid with wooden laminate flooring.

## Inner Hallway

Wooden door via the landing leads to;

# PROPERTY DESCRIPTION

## Bedroom Three

12'3 x 14'8 (3.73m x 4.47m)

Arched wooden sash window, traditional picture rail, floor to ceiling built-in wardrobe with white wooden doors, radiator.

## Bedroom Four

12'5 x 11'5 (3.78m x 3.48m)

Arched wooden sash window overlooking the churchyard, Victorian painted embossed fire place surround, radiator.

## Bedroom Five

10'7 x 9'0 (3.23m x 2.74m)

Large wooden sash window looking over the private rear courtyard, radiator and solid wooden door.

## Shower Room

Wooden window to the rear, suite comprising low level toilet, hand wash basin and corner shower cubicle, towel warmer, marbled flooring.

## Attic Space

Two spaces, one measuring 26'9" x 8'7" with the other measuring 14'9 x 8'7". Four dormer style wooden opening windows with secondary glazing, insulated, multiple power sockets, lighting and radiators. Ideal for children or teenagers.

## Front Garden

To the front of the property is an area laid to paving, a perfect extension of the side and rear gardens, raised planters with an array of beautiful mature trees, shrubs and plants.

## Side & Rear Gardens

The front paved area wraps around to a charming garden space, featuring a lawn interspersed with wildflowers and a mature Mulberry tree. A section finished in decorative slate provides the first of several inviting outdoor seating areas, which in turn leads to a further paved terrace with courtesy door access to both the kitchen. From here, two sets of steps rise to the main, elevated garden-predominantly laid to lawn and enhanced by a variety of mature trees and established planting. This area continues onto an additional decorative slate section, complete with a paved pathway running through its centre.

## Workshop

Recently built outbuilding comprises of a work bench, power and lighting.

## Driveway

Large tarmac driveway providing off street parking for at least five vehicles.

## Garage & Garden Shed

Electric roller door to the front with power and lighting. Attached garden shed with rendered block, lighting and newly installed double wooden doors.

## Location

The setting presents a truly distinguished lifestyle, where coastal splendour, expansive green spaces and architectural heritage converge in perfect harmony. With Christchurch just moments away, the bowling club positioned close by, and sweeping panoramic views, the atmosphere is one of tranquillity and quiet inspiration.

A refined selection of nearby amenities, along with the charming independent boutiques and cafés of Hill Road, further enhance the appeal. Easy access to picturesque coastal walks completes the experience, creating an environment that is both relaxed and sophisticated. This is a residence ideally suited to those who value elegance, character and an exceptional place to call home.

## 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.

Council Tax - G (North Somerset Council)

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we

recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at

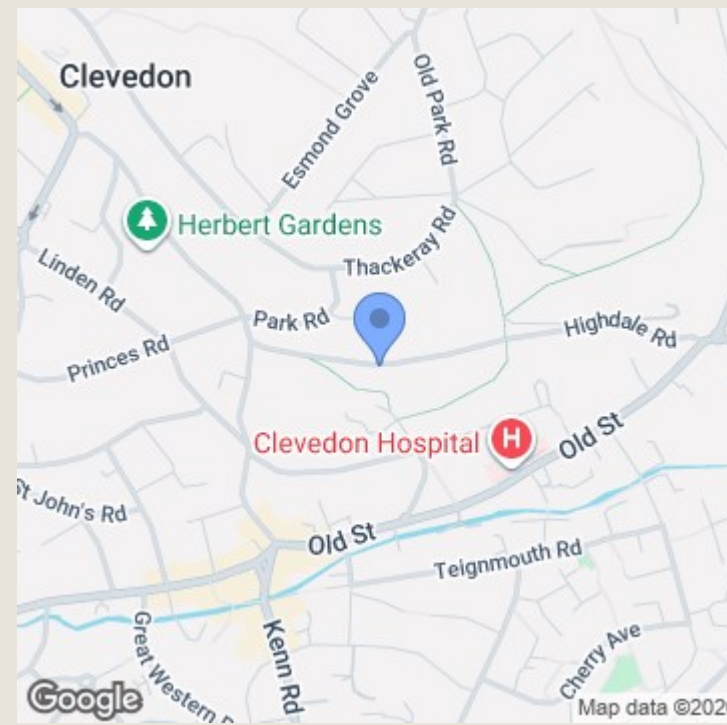
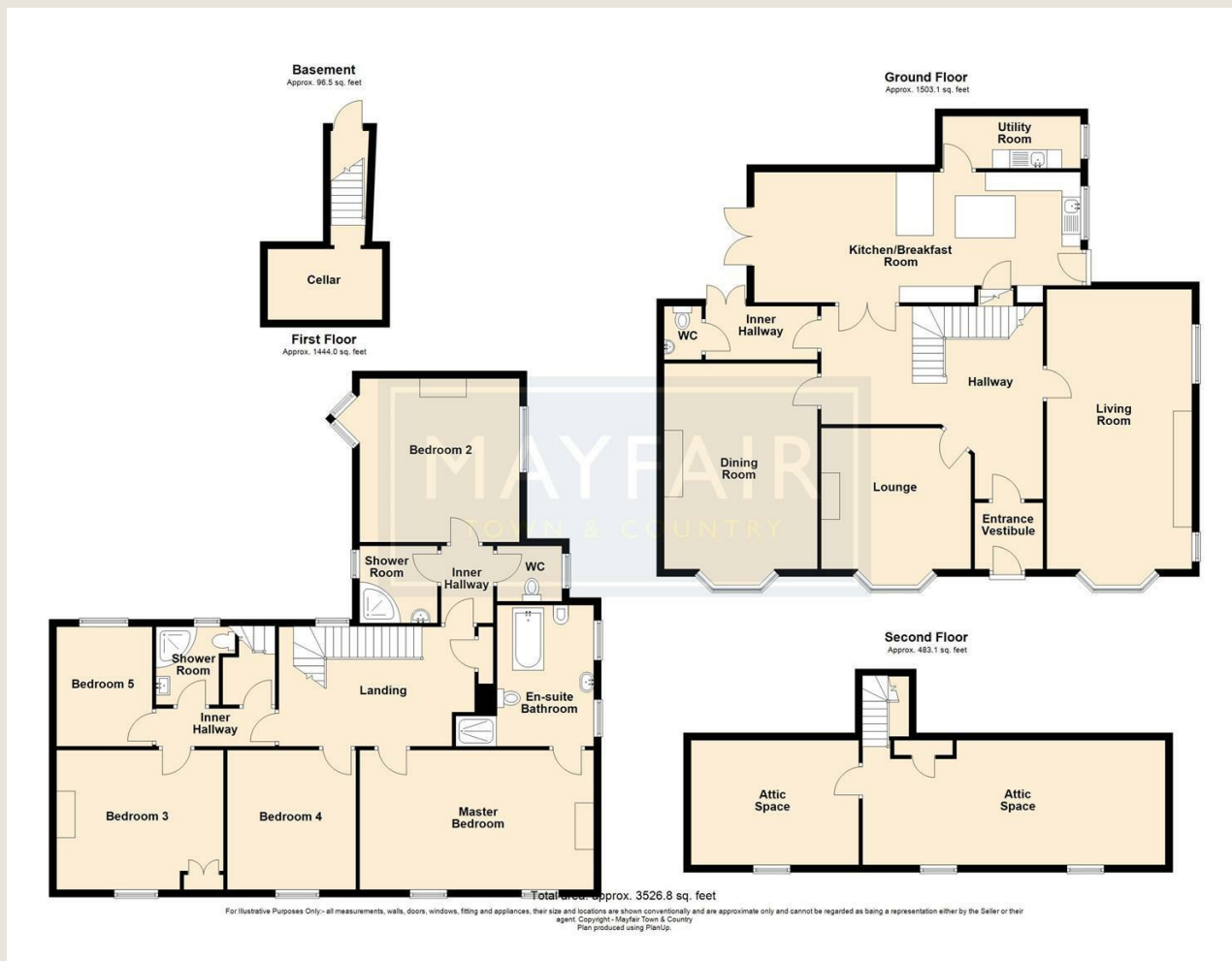
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









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

