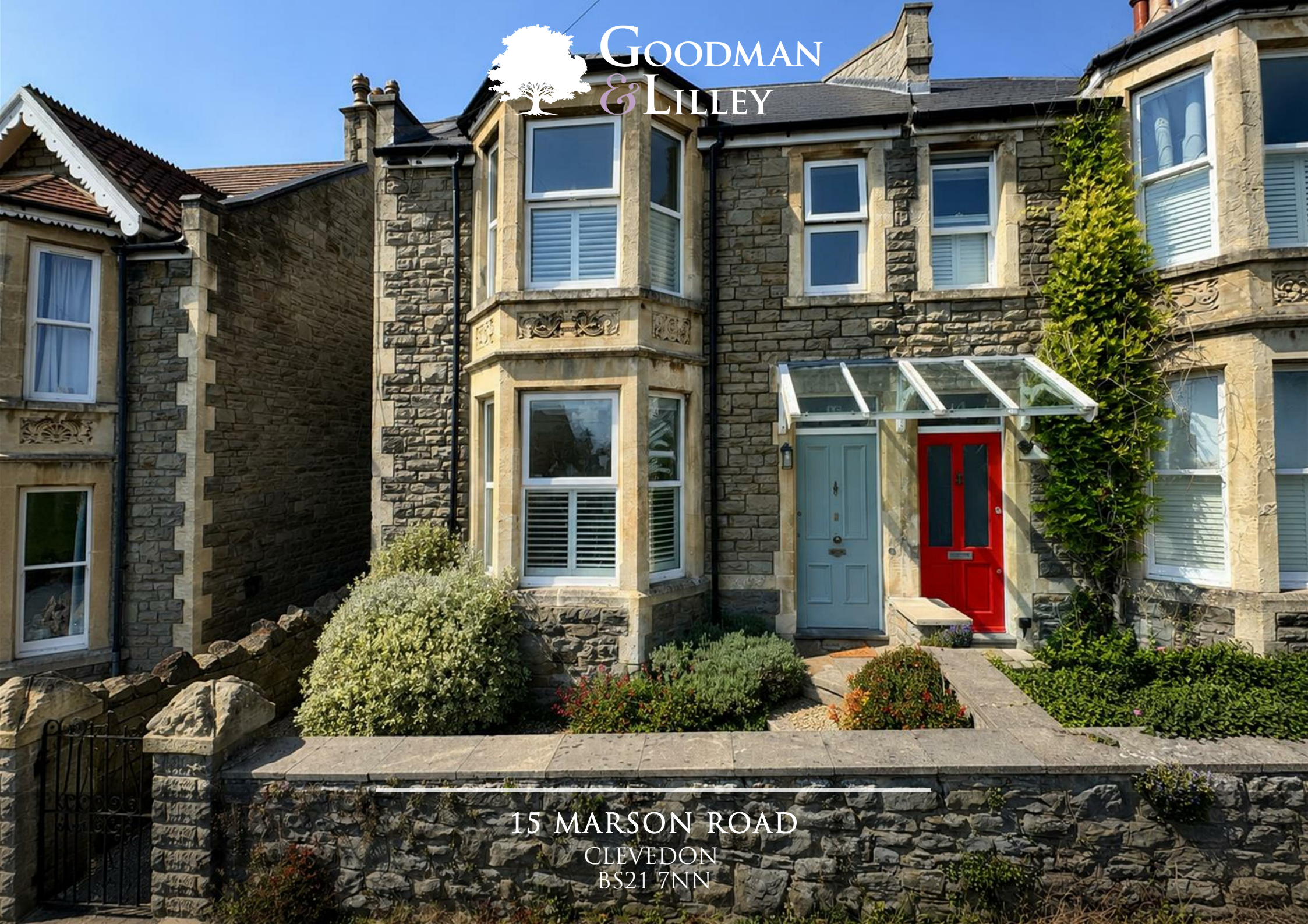




GOODMAN
& LILLEY



15 MARSON ROAD
CLEVEDON
BS21 7NN



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CLEVEDON BS21 7NN

- Four bedroom Victorian property
- Period features
- Low maintenance garden
- Close to amenities
- Turnkey condition
- Stripped floors, fireplaces and character detailing
- Central location
- Chain free

SUMMARY

An elegant and deceptively spacious period residence of considerable character, this beautifully presented family home combines timeless architectural charm with refined contemporary styling to create a warm and sophisticated living environment arranged across two generous floors.

From the moment of arrival, the property immediately conveys an impressive sense of quality and comfort. The welcoming entrance hall leads into a beautifully proportioned reception space where the principal sitting room is centred around a striking wood-burning stove and an attractive bay window with half plantation shutters, allowing natural light to pour across the elegant stripped floorboards. Flowing seamlessly from here, the dining room provides an equally impressive setting for both entertaining and family gatherings, enhanced by an open fireplace and dual-aspect windows which create a naturally inviting atmosphere throughout the day.

To the rear, the kitchen has been thoughtfully designed as the true heart of the home, blending practicality with understated elegance. Shaker-style cabinetry is complemented by wood-effect work surfaces and a substantial central breakfast bar, forming a sociable space equally suited to relaxed family living and entertaining. Integrated appliances are discreetly incorporated, while space for a range cooker further enhances the room's classic country-house aesthetic. A stable door opens directly onto the garden, effortlessly extending the living space outdoors during the warmer months.

The first floor continues the home's impressive sense of scale and light, offering three exceptionally well-proportioned double bedrooms alongside a fourth bedroom, ideally suited as a study or nursery. The principal bedroom enjoys a charming bay window with plantation shutters, while the remaining bedrooms are equally well presented, each benefitting from a bright and airy feel. A well-appointed family bathroom completes the accommodation.

A further feature of note is the home's excellent balance of retained period detailing and considered modern refinement, with original elements such as fireplaces, timber floors and architectural proportions sitting comfortably alongside tasteful upgrades, creating a cohesive and highly liveable interior throughout.

Externally, the rear garden has been designed for both ease of maintenance and enjoyment, with a paved terrace leading to an elevated decking and barbecue area, ideally suited to outdoor dining and entertaining. Mature planting softens the surroundings and provides a pleasing sense of privacy, while additional storage is offered via an external shed.

Throughout, the property retains an abundance of original period charm and detail, beautifully balanced by tasteful modern enhancements, resulting in an exceptional home of warmth, style and versatility.







LOCATION

Perfectly positioned within one of the town's most convenient and well-established residential areas, Marson Road enjoys an enviable setting just moments from the heart of Clevedon. The property is ideally situated for effortless access to an excellent range of independent shops, cafés, restaurants and everyday amenities, creating a lifestyle that is both practical and richly rewarding. The surrounding streets are characterised by attractive period homes and a welcoming community atmosphere, adding to the enduring appeal of this highly desirable coastal town.

The nearby town centre offers a vibrant blend of local businesses, professional services and essential conveniences, whilst Clevedon's elegant Victorian architecture and beautifully maintained public spaces continue to distinguish it as one of the region's most sought-after seaside destinations. The renowned The Curzon Cinema, celebrated as one of the oldest continuously operating cinemas in the world, provides a unique cultural focal point and remains a much-loved part of the town's identity. This is complemented by an excellent selection of coffee houses, contemporary restaurants and relaxed dining venues including the ever-popular Teatro Lounge, all contributing to Clevedon's increasingly vibrant lifestyle scene.

A gentle stroll leads to the picturesque seafront where the iconic Clevedon Pier extends gracefully into the Bristol Channel and stands as one of the town's defining landmarks. The coastline itself offers an exceptional variety of leisure opportunities, from scenic walks along the promenade and cycling routes to sailing, paddle boarding and open-water swimming. The much-loved Marine Lake has become a particular attraction for those embracing an active outdoor lifestyle throughout the year, while the surrounding coastal paths provide breathtaking scenery and access to some of North Somerset's finest views.

Hill Road, widely regarded as one of Clevedon's most desirable destinations, is within easy reach and offers a wonderful collection of independent boutiques, artisan cafés, wine bars and specialist retailers. The atmosphere here is distinctly cosmopolitan yet retains the warmth and charm of a traditional seaside town, making it a favourite destination for both residents and visitors alike. Beautiful Victorian facades, tree-lined streets and attractive open spaces further enhance the area's unique character and visual appeal.

For families, the area is particularly well regarded for its selection of highly respected schools and excellent recreational facilities, whilst convenient transport links provide straightforward access to Bristol, the motorway network and surrounding commercial centres. This balance between coastal tranquillity and connectivity has increasingly attracted professionals and families seeking a more relaxed pace of life without compromising on convenience.

Combining coastal beauty, architectural elegance, a thriving independent culture and a strong sense of community, Clevedon offers a lifestyle of exceptional quality that continues to attract discerning buyers from across the South West and beyond

ADDITIONAL INFORMATION

Tenure: Freehold

Council tax band: D (North Somerset council)

EPC: D

Services: Mains gas, electric, water & drainage

Broadband type, Average download speed & Availability

ADSL- Under 24Mbps 100%

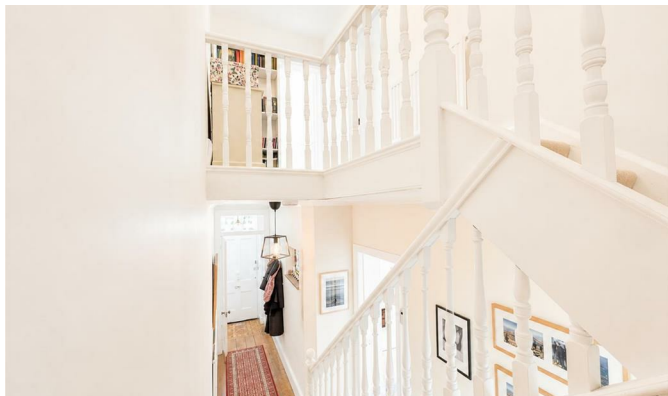
Superfast 24-100Mbps 100%

Ultrafast-100-999Mbps 98%

Gigabit-1000Mbps 98%

Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.

Viewings by strict appointment only



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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1226.30 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS: 4

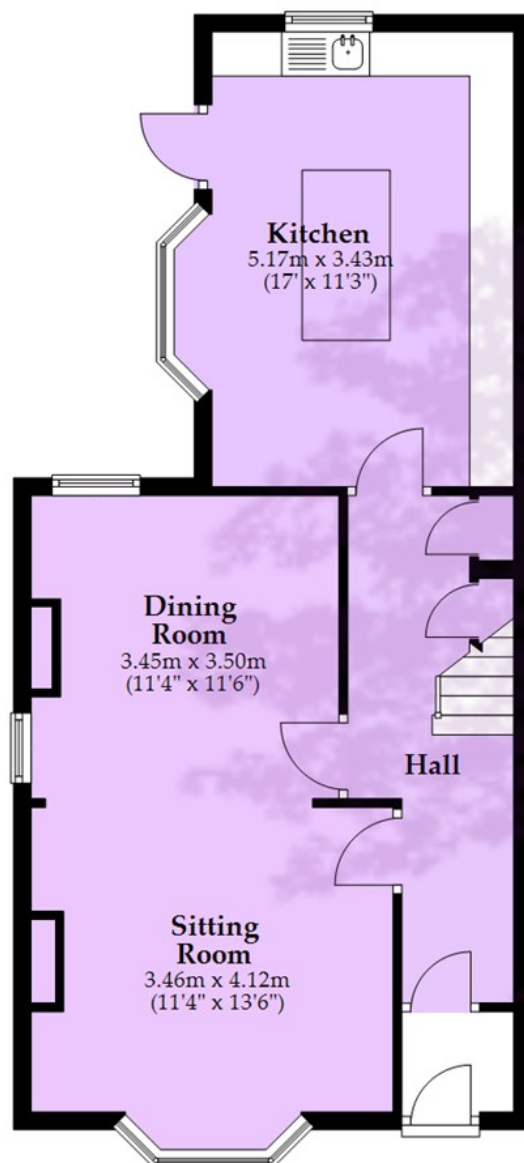
BATHROOMS : 1

FREEHOLD



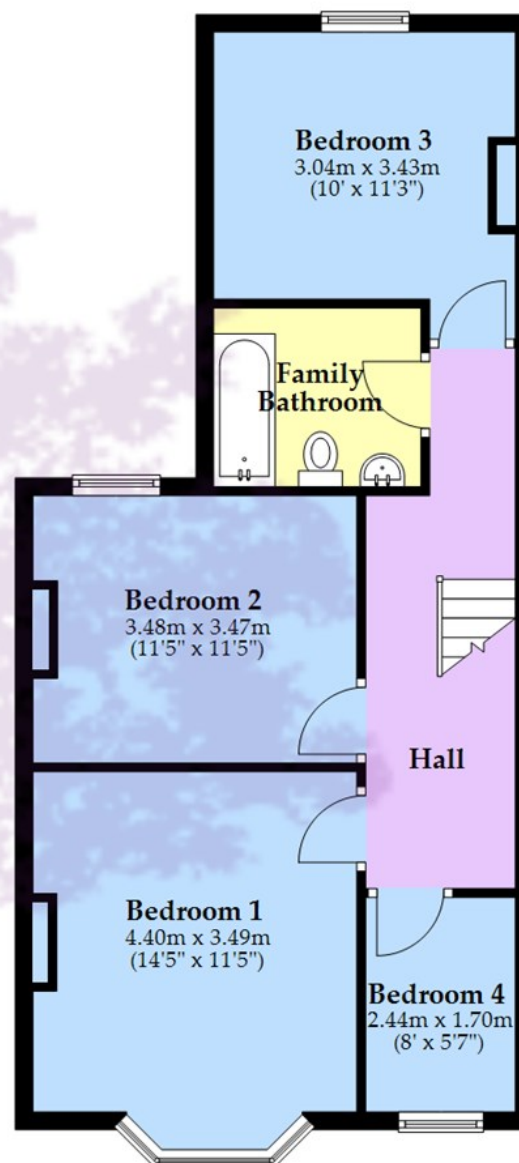
Ground Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)

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.

Plan produced using PlanUp.



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