



14 Channel Road, Clevedon, BS21 7DR  
**£850,000**

Steven  
*Smith*



Situated on a quiet tree-lined road in the sought-after Walton St Mary area of upper Clevedon, this attractive detached home offers flexible accommodation, established gardens and a convenient location close to the town's amenities and coastline.

Clevedon is a popular North Somerset town, known for its Victorian pier, Marine Lake and independent shops, cafés and restaurants along Hill Road. The town also offers good transport links, making it a practical choice for commuters travelling to Bristol and beyond.

Set back from the road behind a stone wall and mature planting, the property enjoys a private setting with a long driveway leading to the house and double length garage. The front garden is laid mainly to lawn and is complemented by a variety of established trees and shrubs, creating an very attractive approach to the property.

The accommodation is well arranged and very adaptable. The drawing room is a spacious double reception room with large windows overlooking the front garden, providing plenty of natural light and offering scope for a variety of seating arrangements or home office.

To the rear of the house, the kitchen serves both the dining room and conservatory, creating a practical layout

for everyday living and entertaining. The dining room enjoys views across the rear garden, while the conservatory provides an additional reception space with direct access to the terrace.

The ground floor also includes two bedrooms, a small utility/boiler room and a modern shower room, offering flexibility for families, guests, home working or multi-generational living.

The rear garden is a particularly attractive feature of the property. Mainly laid to lawn, it is bordered by mature trees, shrubs and well-established planting that provide privacy and seasonal interest throughout the year. A detached timber summerhouse offers useful additional space, while a raised decked seating area beneath a pergola provides an enjoyable place to relax or dine outdoors. Towards the rear of the garden there is also a greenhouse, shed and space to grow vegetables.

On the first floor are two further bedrooms. The principal bedroom benefits from an en-suite bathroom and built-in wardrobes, while the fourth bedroom enjoys views over the rear garden and benefits from an en-suite WC cloakroom.

Overall, 14 Channel Road presents an excellent opportunity to acquire a well-maintained family home with versatile accommodation, attractive gardens located in a highly desirable position

within one of Clevedon's most sought after residential areas.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Impressive Hallway**

L-shaped with stairs to first floor and leading to the following accommodation:

#### **Drawing Room**

A spacious reception room with two large bay-style windows overlooking the front garden and an attractive fireplace. The room offers excellent flexibility and could easily accommodate multiple seating areas or a home office.

#### **Kitchen**

Well fitted with a range of shaker-style wall and base units, butcher's block work surfaces, ceramic sink, double oven and electric hob. The kitchen enjoys good natural light and provides direct access to the conservatory.

#### **Conservatory**

A generous additional reception space overlooking the rear garden, with French doors opening onto the patio and garden beyond.

### **Dining Room**

A comfortable dining space with attractive views across the rear garden.

### **Ground Floor Bedrooms**

Two well-proportioned bedrooms offering flexible accommodation suitable for family members, guests, home working or hobbies.

### **Shower Room**

Modern shower room fitted with a WC, vanity unit and large shower enclosure.

### **Utility Cupboard**

With plumbing for washing machine and access to the Vaillant gas fired combination boiler, obscure window to side.

### **FIRST FLOOR**

**Landing.** With window to side.

### **First Floor Bedrooms**

The principal bedroom includes built-in wardrobes and an en-suite bathroom. The fourth bedroom enjoys pleasant views over the rear garden and benefits from useful storage space and an en-suite WC cloakroom.

### **GARDENS AND OUTSIDE**

The property is approached through wrought iron gates with a driveway leading to the garage and providing plenty of off-street parking.

The front garden is attractively landscaped with lawn, mature trees and beautiful established planting. The rear garden has been thoughtfully maintained and includes lawned areas, patios, established borders, pergolas, a summerhouse, greenhouse and raised decked seating area. The garden offers a good level of privacy and will appeal to those who enjoy spending time outdoors.

### **Garage 26' 0" x 11' 4" (7.92m x 3.45m)**

A useful detached garage with power, lighting and additional storage space.



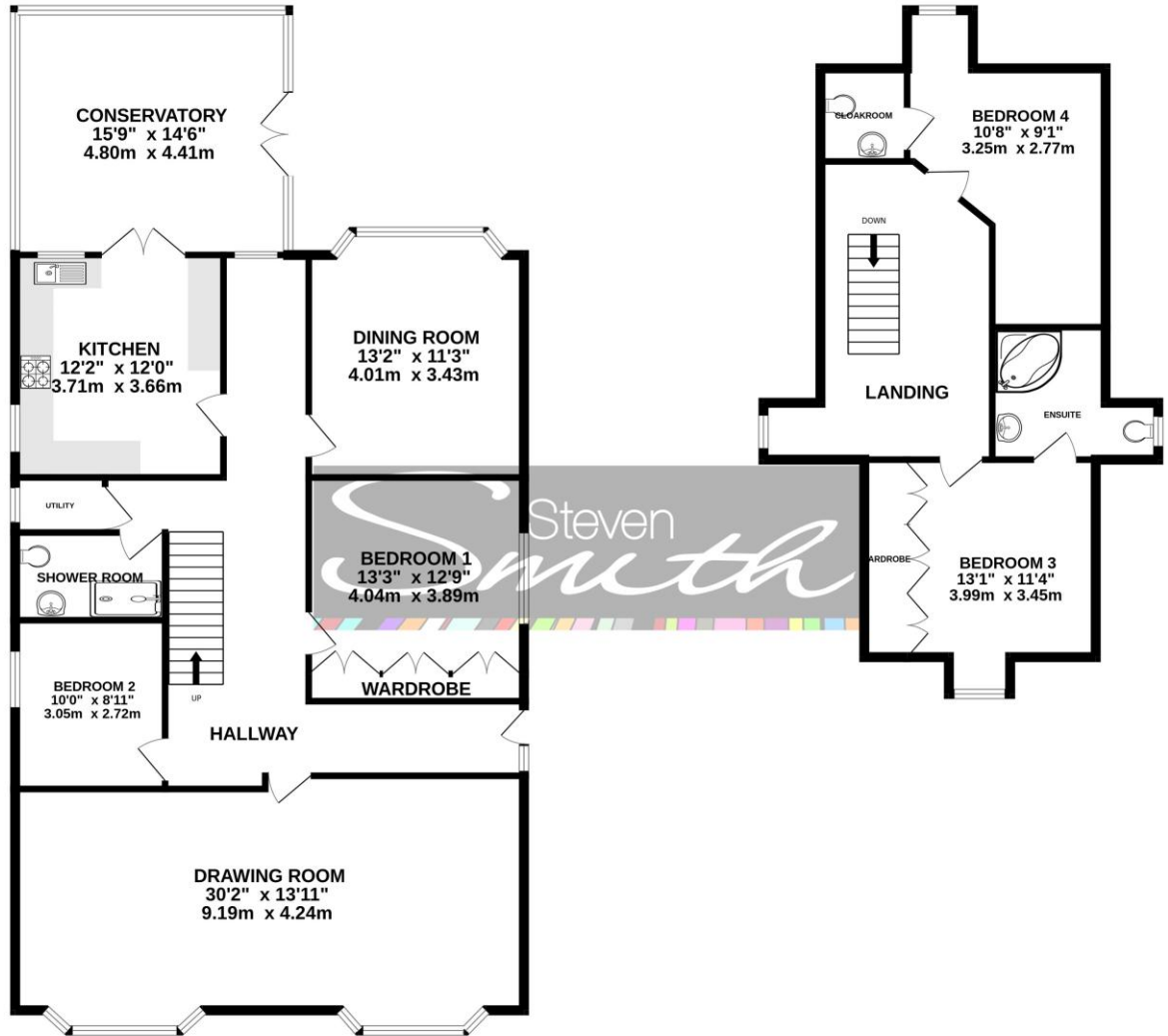






GROUND FLOOR

1ST FLOOR



Detached House



Freehold



4



Gardens



2



F



3

**EPC**

D



Gas Central Heating



Garage

TOTAL FLOOR AREA : 1970sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



**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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

