



10 Highdale Road, Clevedon, BS21 7LR
£995,000

Steven
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Living at 10 Highdale Road offers a quintessential Victorian lifestyle defined by elegance and an incredible sense of space. From the moment you arrive through the gated, pillared entrance, the home's historic character is on full display, blending grand period features like ornate cornicing and original fireplaces with the warmth of a true family sanctuary. Mornings likely begin in the stunningly updated kitchen, where sunlight streams through windows with working shutters, creating a bright and inviting heart for the home.

The house is designed for both quiet contemplation and grand entertaining. You might spend a rainy afternoon tucked away in the dedicated study surrounded by built in library furniture, or enjoy a slow weekend morning in the sunroom, which looks out over the gardens toward the distant Mendip Hills.

The formal reception rooms, with their high ceilings and rich floorboards, provide a sophisticated backdrop for hosting dinner parties that naturally flow out into the expansive, south facing gardens.

The outdoor space is a rare find in town, offering a private haven of rolling lawns and mature specimen trees that change with the seasons. It's a garden that invites you to dine al fresco on the patio or find a secluded spot under the arbour to enjoy the peace. Upstairs, the master suite captures elevated views over the rooftops

of Clevedon, serving as a peaceful retreat at the end of the day.

With the vibrant town centre, local schools, and the seafront all within easy reach, this property perfectly balances the seclusion of a private estate with the convenience of a well connected coastal town

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to impressive porch with tiled floor. The main front door opens to:

Impressive Hallway

Such a welcoming space with high ceilings, ornate ceiling coving, ceiling rose, exposed floorboards, stairs to first floor, stained glass window.

Sitting Room 18' 1" x 14' 1" (5.51m x 4.29m)

Three sash windows provide a pleasant outlook over the rear gardens with working shutters, ceiling coving, central ceiling rose.

Formal Dining Room 17' 7" into bay x 16' 0" (5.36m into bay x 4.87m)

A bay window provides the same pleasant outlook as the sitting room with working shutters, beautiful open fireplace taking centre stage, exposed floorboards, picture rail, ceiling coving, central ceiling rose and a door with working shutters opens to:

Sun Room 13' 7" x 5' 2" (4.14m x 1.57m)

A great addition to the property with a clear glass roof, tiled floor and overlooking the rear gardens in a southerly direction towards the Mendips in the far distance.

Study 12' 1" x 8' 10" (3.68m x 2.69m)

Measurements include a comprehensive range of built in office furniture, window to front with working shutters, exposed floorboards, ceiling coving, central ceiling rose.

From the hallway a door opens to:

Inner Hallway

With tiled floor, lockable door to cellar, door to front and access to the pantry.

Cloakroom

With WC, washhand basin, obscure window.

Kitchen/Breakfast Room 17' 4" x 13' 0" (5.28m x 3.96m)

Simply stunning. Beautifully updated by the current owners consisting of a comprehensive range of wall and base units with butchers block working surfaces incorporating a Belfast sink with mixer tap, double electric oven with five ring gas hob and concealed extractor hood, integrated dishwasher, two windows with working shutters to side, space for a fridge/freezer, tiled splashbacks, tiled floor. A key feature of this room is the original dresser with drawer and

cupboard storage and display shelves. There is also a breakfast bar.

Utility Room 11' 11" x 7' 9" (3.63m x 2.36m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, spotlights, space for tumble dryer, access to the Ideal Mexico gas boiler. Opening to the inner hall.

Half Landing

Stained glass window, door opens to:

Inner Landing

Small window. Giving access to:

Bedroom 5 11' 11" x 7' 10" (3.63m x 2.39m)

Window looking out onto Highdale Road, spotlights, access to loft space.

Shower Room

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower cubicle with mains shower, partially tiled walls, tiled floor, window, spotlights, extractor fan, chrome ladder radiator.

The Landing

A very elegant space with ornate ceiling coving and leading to the following accommodation.

Bedroom 1 18' 1" x 14' 1" (5.51m x 4.29m)

Measurements include built in wardrobes. An impressive master with two sash windows overlooking the rear garden and

the rooftops of Clevedon towards the Mendips in the far distance. Picture rail. Door opens to:

Jack and Jill Bathroom 12' 10" x 7' 6" (3.91m x 2.28m)

Measurements include built in cupboard. Bath with tiled surround, WC, washhand basin, tiled floor, window to side, spotlights, chrome ladder radiator. Door opens to the main landing.

Bedroom 2 14' 11" x 14' 3" (4.54m x 4.34m)

A dual aspect room with a window to side and a second window providing the same pleasant outlook as bedroom 1. Exposed floorboards, pretty fireplace.

Bedroom 3 16' 7" x 10' 2" (5.05m x 3.10m)

Beautiful fireplace, window to side, access to loft space. Again this room is being used as a seating area and a small home office.

Bedroom 4 12' 2" x 8' 11" (3.71m x 2.72m)

Currently being used as a home office with window to side.

Shower Room

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower cubicle with electric Triton shower, fully tiled walls, tiled floor, chrome ladder radiator, obscure window to side, spotlights, extractor fan.

Cellar

Which is accessed via the inner hall and stairs descending to the hall area of the cellar with tiled floor and understairs storage. The cellar is made up of three rooms.

Cellar Room 1 15' 0" x 13' 4" (4.57m x 4.06m)

The current owners use this room for storage of garden utensils etc. Door giving access to the rear gardens.

Cellar Room 2 11' 8" x 8' 3" (3.55m x 2.51m)

Tiled floor and can be used for extra refrigeration etc.

Wine Cellar 9'5" x 5'1" max 3'11" min

Tiled floor.

OUTSIDE

An impressive pillared entrance with wrought iron gates opening to the driveway which will provide parking for three to four cars. An elegant Orangery style conservatory porch welcomes you. A series of wide stone steps extends to the side of the house drawing your eye to the fabulous gardens. These gardens extend in a southerly direction for about 35 metres and are about 22 metres wide. They will not disappoint those keen on gardening and for those looking for that extra space and privacy so hard to find in town. Passing under an Arbour, a series of stone steps drop down to the lower garden with a further patio area great for entertaining. Rolling lawns enjoy the sun with partial shade from a number of specimen trees.







10 Highdale Road, Clevedon

Approx. Area 3254.60 Sq.Ft - 302.40 Sq.M



Detached House



Freehold



5



Garden



3



G



3

EPC

F



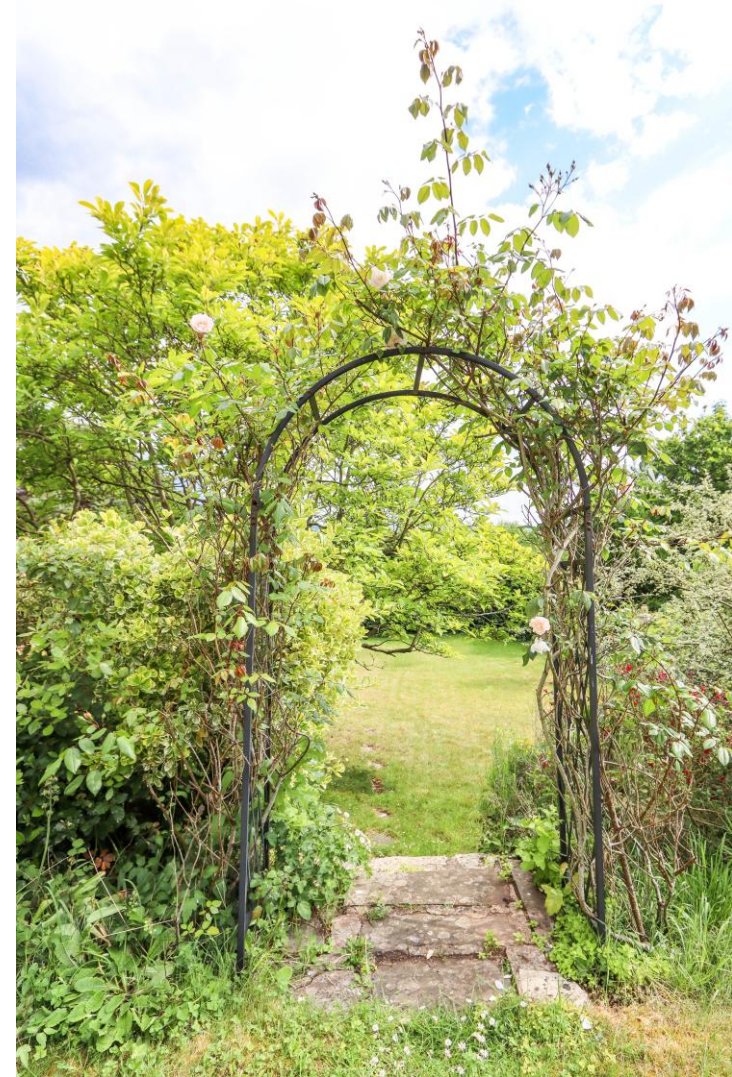
Gas Central Heating



Parking

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.



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 particulars, 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.

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