



20 LIME KILN COTTAGE

Clevedon, BS21 6BX

Offers In Excess Of £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Step into this charming, character-filled cottage, perfectly positioned in the heart of Clevedon. Beaming with original features and timeless appeal, this home effortlessly blends classic charm with stylish contemporary living.

The thoughtfully designed interior boasts a modern kitchen, a cosy living room complete with log burner, a convenient utility room and a sleek shower room, ideal for both relaxing evenings and everyday practicality.

Upstairs you'll find two well-appointed bedrooms, including a master with its own en-suite, offering comfort and privacy.

Outside the beautiful gardens truly set this home apart, providing a peaceful retreat with a sense of seclusion, while still capturing delightful views. Additional benefits include available parking for two cars and an electric charging point, adding modern convenience to this idyllic setting.

Don't miss the opportunity to make this special property your own. Contact us today to arrange a viewing

Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The town has a scenic sea front, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PROPERTY DESCRIPTION

Located in a quiet backwater just moments from Clevedon town centre, this beautifully presented character cottage offers stylish living in a highly sought after location. the ground floor features a cosy living room with a bay window, exposed beams, and a striking stone fire place.

A modern fitted kitchen opens into a bright dining area with an impressive atrium ceiling, flooding the space with natural light. theres also a contemporary shower room and a useful utility area.

upstairs, the property offers two bedrooms including a spacious triple-aspect Master with built-in wardrobes along with a high quality bathroom. the second bedroom benefits from additional built in storage.

Outside, the cottage continues to impress with a landscaped garden complete with a patio perfect for outdoor dining and a unique Tiki bar area for entertaining. a separate garden space provides a peaceful spot to relax and admire the tranquility of the properties location. The garden impresses with outdoor electric points and outbuilding.

ideally positioned within walking distance of Clevedon's shops, cafes and restaurants, as well as hill road, this home combines charm, modern features and a fantastic location.

Utility Room

7'0 x 7'5 (2.13m x 2.26m)

Fitted with working surfaces, space for washing machine, slimline dishwasher and under counter fridge, access to the Worcester gas fired combination boiler. Window looking out onto the garden, tiled floor. Opening to:

Shower Room

8'9 x 5'3 (2.67m x 1.60m)

Beautifully fitted with a three piece suite of WC, washhand basin, walk in shower cubicle with mains shower, partially tiled walls, tiled floor, obscure window, towel radiator, spotlights, extractor fan.

Kitchen

16'2 x 9'2 (4.93m x 2.79m)

Beautifully fitted with a range of base units with Quartz work surfaces incorporating a Belfast sink, electric oven, four ring induction hob with contemporary extractor hood, window to front, beamed ceiling, feature brick wall. Tiled floor flowing through into:

Orangery

13'2 x 9'3 (4.01m x 2.82m)

A great addition to the property with a Atrium ceiling with surrounding spotlights, tiled floor and french doors opening to the rear garden.

Lounge

16'2 x 13'3 (4.93m x 4.04m)

Bay window looking out onto the front garden. Impressive stone fireplace incorporating a wood burning stove. Measurements include stairs to first floor. Beamed ceiling.

Master Bedroom

13'8 x 13'4 (4.17m x 4.06m)

A triple aspect room with two windows overlooking the front garden, third window providing views of the mendip hills. Feature clad wall & spotlights.

En-Suite

4'9 x 5'7 (1.45m x 1.70m)

An exquisite room with a three piece white suite of wall mounted washhand basin, WC, bath, fully tiled walls and floor, obscure window, spotlights.

Bedroom Two

10'2 x 10'5 (3.10m x 3.18m)

Window looking out onto the front garden, feature brick wall, spotlights.

Garden

The garden is laid to a beautiful patio with a Tiki bar and a Tiki hut taking centre stage. From these two areas you look at the impressive stone fronted Lime Kiln Cottage and the front door opening to the utility hallway.

Steps rise to the impressively designed garden which has been designed to incorporate privacy and tranquility but express its feature in being created for entertainment. the garden features a maintained pond, natural stone walls, outdoor electric points and outbuilding which could be used as additional utility space.

The private back courtyard which leads from the orangery takes you to the access from Highdale Avenue.

Parking

Parking spaces available for two cars & EV charging point

Material Information

Additional information not previously mentioned

- Mains electric and gas, water metered.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

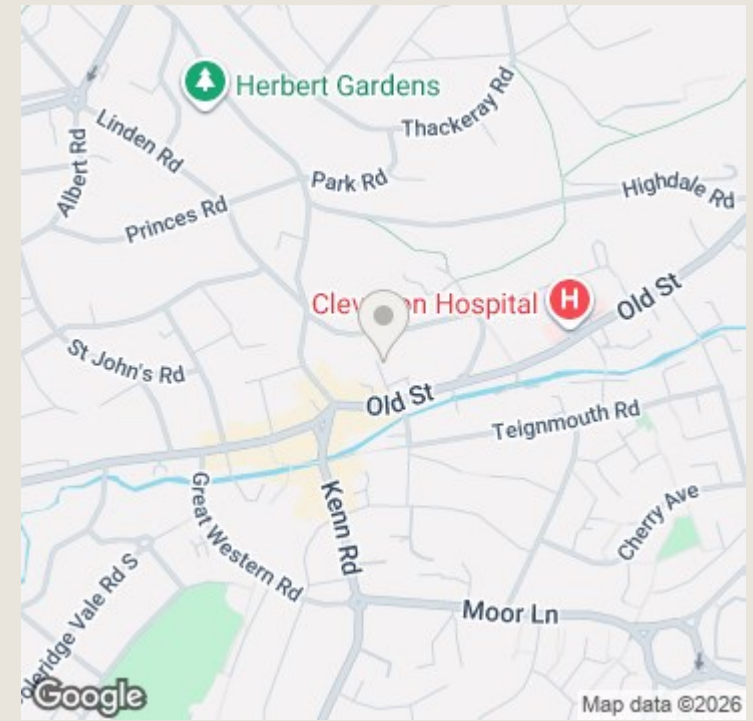
flood-map-for-planning.service.gov.uk/location











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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

