

Walton Bay Clevedon BS21 7AS

£750,000

marktempler

RESIDENTIAL SALES



CGI - Illustration Only



Property Type
House - Detached



How Big
1597.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Air Source heat pump
and Solar Panels



Parking
Driveway and Double
Garage



Outside
Garden Terraces



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

A rare opportunity to create a truly exceptional coastal home, set in an elevated position with uninterrupted views across the Bristol Channel.

Occupying a sought-after location between Clevedon and Portishead in Walton Bay, this substantial detached property presents the perfect opportunity for those looking to transform and enhance an already impressive home into a bespoke residence designed around its stunning surroundings.

The property benefits from planning permission for a significant remodelling and extension scheme, designed to maximise the spectacular coastal outlook and create a contemporary home with enhanced living space, improved flow and a stronger connection with the surrounding landscape. The approved plans include the formation of a second floor with balcony, removal of the existing conservatory, a new single-storey extension, ground floor side extension with terrace above, first floor south extension with terrace above, and alterations to create level access to the rear landscaping.

The proposed scheme provides the opportunity to create a substantial coastal residence with expansive terraces, additional accommodation and a layout designed to fully embrace the incredible Bristol Channel views and famous sunsets.

Currently offering approximately 1,600 sq ft of accommodation (excluding the double garage), the existing home already provides a strong foundation, comprising four bedrooms, including a principal bedroom with en suite, spacious reception rooms, kitchen, study, utility area and cloakroom. Externally, the property enjoys generous gardens, patio and terrace areas, along with a double garage and driveway parking.

Whether completed as approved or used as inspiration for an alternative vision, this is a unique opportunity to create a landmark home in one of the area's most desirable coastal settings.

Planning permission reference: 26/P/0700/FUH – further details available via the North Somerset Council planning portal.



"A rare opportunity to create a truly exceptional coastal residence, combining an enviable elevated position, breathtaking Bristol Channel views and approved plans for a stunning transformation."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water, air source heat pump.

Septic tank

Solar panels owned with FIT tariff which is transferable and running until 2033

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

PLANNING PERMISSION

Reference: 26/P/0700/FUH

North Somerset Council

CGI Images

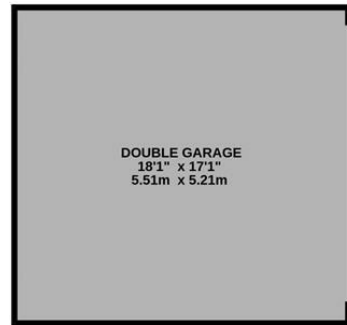
The CGI images shown have been created for marketing purposes to help illustrate the proposed development and provide an impression of the finished homes. While they have been carefully prepared using the approved planning application drawings, they are intended as a visual guide only and should not be relied upon as an exact representation of the final specification, finishes, landscaping or completed development. Buyers are advised to refer to the approved planning documents and drawings for full details of the scheme.



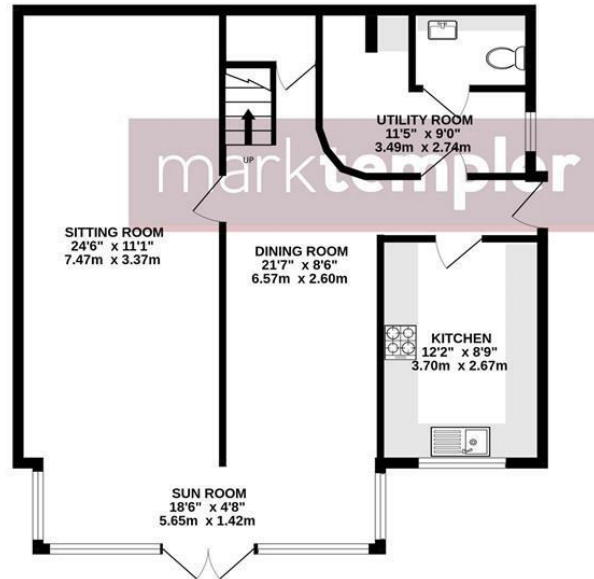
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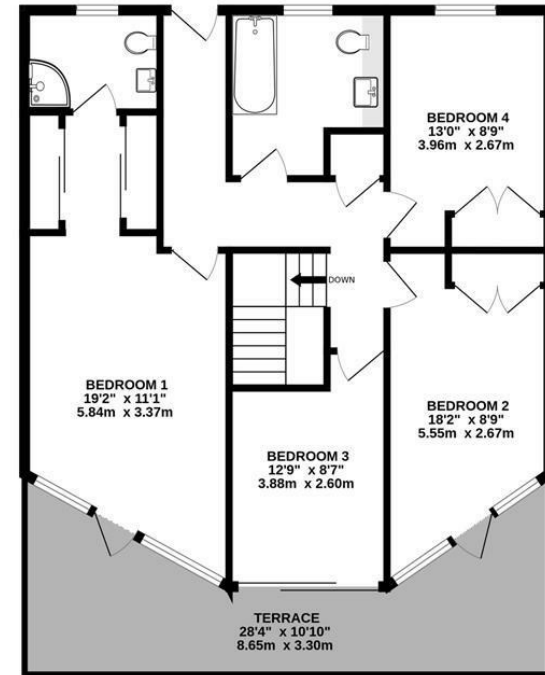
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 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.
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