

Dial Hill Road Clevedon BS21 7HL

£1,500,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 4423.00 sq ft
 Bedrooms 5	 Reception Rooms 4
 Bathrooms 5	 Warmth Gas & Solar
 Parking Two Driveways & Garage	 Outside Deck, Balcony & Terrace
 EPC Rating B	 Council Tax Band G
 Construction Standard	 Tenure Freehold

Set elevated on Upper Clevedon hillside, this exceptional home commands spectacular panoramic views over the town and across the Bristol Channel. With two driveways offering parking for up to six cars, along with EV charging points, it combines striking design with everyday practicality.

Architecturally crafted to harness light and views, the home features vast southwest-facing windows that flood the interior with sun and showcase Clevedon's iconic sunsets. Recently installed solar panels have reportedly covered up to 90% of electricity costs during summer, making the property both stylish and energy efficient.

The main kitchen is sleek and sociable, with premium appliances and a central island perfect for gathering. It opens to a balcony and a glass-enclosed sunroom with sliding doors and a wireless retractable roof, providing year-round enjoyment. A woodburner and natural wood flooring add warmth and charm, while a spacious utility room enhances functionality.

The flexible layout suits both entertaining and daily life. The open-plan ground floor connects seamlessly to more private areas, while the lower ground level includes a second kitchen, study, bathroom, and a 30ft+ family room—ideal for a home office, gym, or separate living space for an independent family member.

Upstairs are four well-proportioned bedrooms. The principal suite feels like a boutique hotel, complete with a Jacuzzi bath perfectly positioned to enjoy the night sky. A guest suite with wet room and a modern bathroom serve the remaining rooms. A fifth bedroom is available on the lower level, along with another bathroom.

A fully self-contained one-bedroom annexe with open-plan living and a wraparound balcony offers income potential or space for multi-generational living, with planning permission in place for a second bedroom and bathroom.

The landscaped, low-maintenance garden features lawned areas, a sun deck, summerhouse/workshop, shed, and wood store.

Clevedon is a vibrant coastal town in North Somerset, known for its strong sense of community and timeless seaside charm. The town offers a mix of natural beauty and practical convenience, making it a popular choice for families, professionals, and retirees alike.

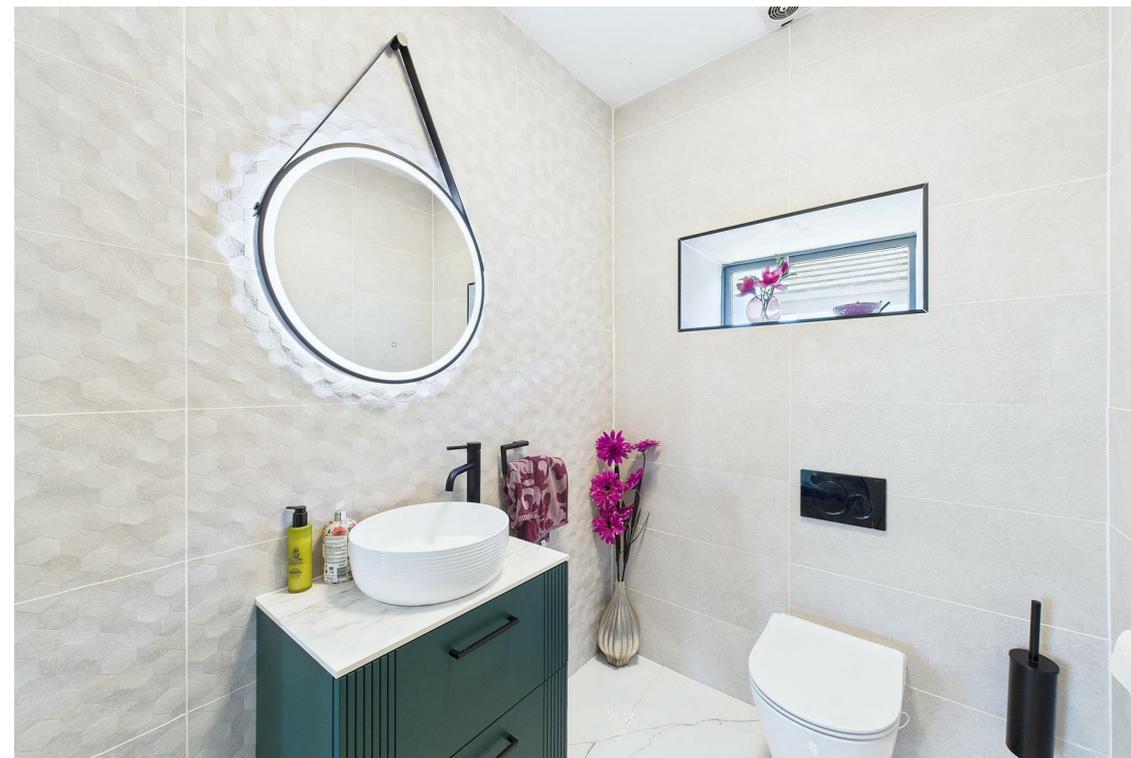
One of Clevedon's greatest assets is its stunning seafront and scenic coastal pathway, perfect for leisurely strolls, cycling, or simply taking in the views over the Bristol Channel. The historic Marine Lake adds to the appeal, offering safe, tidal swimming in a unique saltwater setting. For those who enjoy an active lifestyle, Clevedon Golf Club offers a beautifully maintained course with panoramic views.

The town centre is home to a variety of supermarkets and independent stores, while Hill Road is a particular highlight, lined with boutique shops, cosy cafés, and popular restaurants. This charming stretch captures the town's relaxed, upmarket vibe and serves as a hub for locals and visitors alike.

Education is well catered for, with several respected primary schools and the highly regarded Clevedon School, part of the Futura Learning Partnership and rated 'Outstanding' by Ofsted.

Clevedon's location also makes it an excellent base for commuters. The nearby M5 motorway provides direct access to the South West and Midlands, while Yatton train station offers fast services to London Paddington. Bristol Airport is just a short drive away, with flights to national and international destinations.

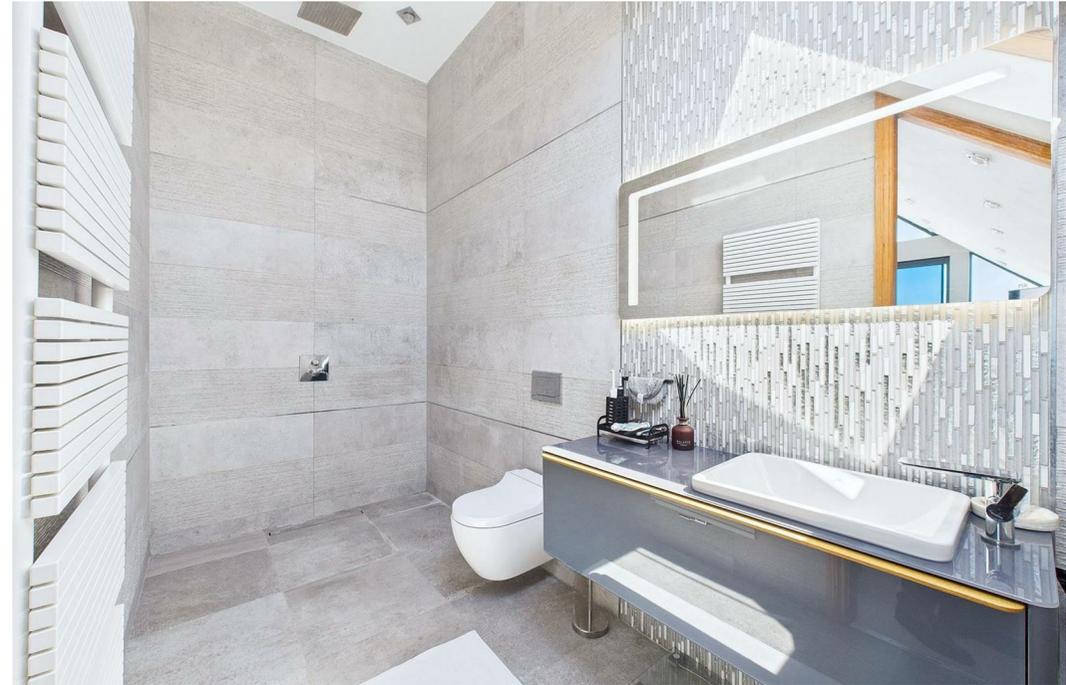
Altogether, Clevedon strikes a perfect balance between coastal living, community spirit, and excellent connectivity—offering a lifestyle that's both enriching and convenient.







Architect-designed hillside home with panoramic views, energy efficiency, luxury features, flexible living spaces, and income-generating annexe in vibrant Clevedon.



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, gas, water and drainage.
Solar panels - owned.

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.

LOCATION

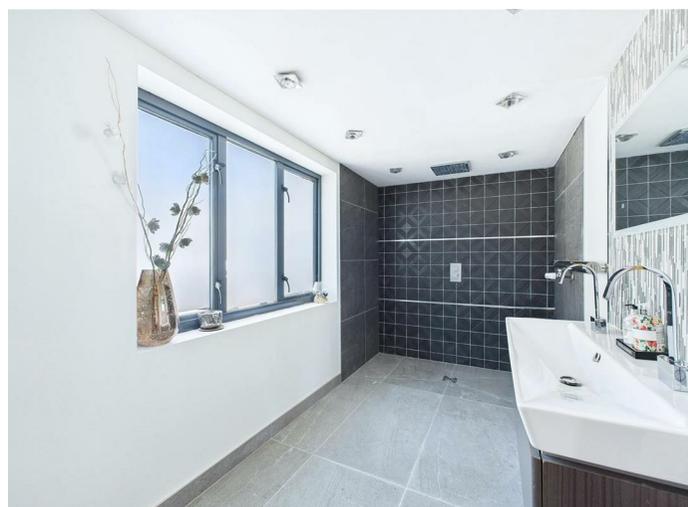
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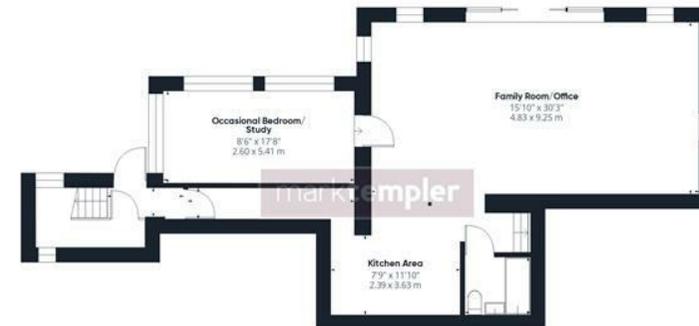
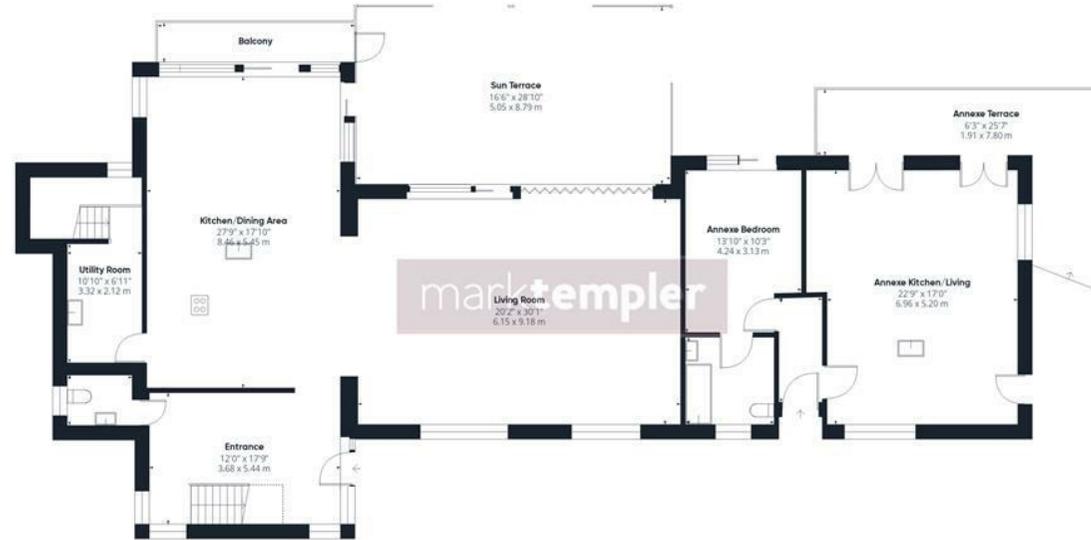
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