



2 Hallam Court, Hallam Road, Clevedon, BS21 7SG
£650,000

Steven
Smith

An architectural masterpiece of contemporary luxury, this striking townhouse has been extensively refurbished and extended to suit a contemporary lifestyle. Nestled in a peaceful, highly coveted enclave of mid Clevedon, Hallam Road is a friendly and supportive community. The home is in a peaceful location close to seafront and Hill Road shops, bars, restaurants and cafe culture.

From the moment of arrival, the property commands attention with its ultra-modern facade, characterised by premium charcoal cladding and expansive anthracite architectural glazing. True to its forward-thinking design, the home boasts superior energy efficiency, equipped with solar panels and a dedicated storage battery, alongside the seamless potential to add EV charging. A private driveway provides coveted off-street parking with effortless town access, hinting at the high-specification design that awaits within.

Stepping through the secure, designer entrance door, you are welcomed into an elegant reception hallway that sets an immediately distinguished tone. The ground floor unfolds into a spectacular, high-end open-plan entertaining hub. The gourmet kitchen is a masterclass in culinary design, boasting a handleless, dual-tone aesthetic with matte dark blue and minimalist grey cabinetry, beautifully paired with premium marble-effect surfaces and a classic ceramic Belfast sink. This culinary space flows effortlessly into a grand dining area before culminating in a breathtaking garden room extension. Bathed in natural light from triple

Velux roof windows set into a vaulted ceiling, this magnificent social space features dramatic bi-fold doors that retract entirely to merge the interior with a private, south-facing sun trap. This outdoor sanctuary is meticulously landscaped for effortless, low-maintenance living, featuring a premium stone-paved dining terrace and an immaculate, tiered artificial lawn framed by mature, majestic trees and bespoke timber sleepers.

The first floor is entirely dedicated to a magnificent, palatial sitting room that spans the full depth of the property. Dressed in a sophisticated navy hue and anchored by plush, high-pile carpeting, this exquisite reception space centres around a sleek, contemporary inset fireplace. A vast, near wall-to-wall picture window frames elevated, picturesque vistas over Clevedon's leafy canopy, while the expansive footprint effortlessly accommodates a dedicated study—perfect for working from home in absolute comfort. This area has the potential to be divided to create a third bedroom.

Ascending to the second floor, the property offers a sanctuary of restful luxury. Two opulently appointed double bedrooms provide tranquil retreats, defined by boutique hotel styling, custom accent walls, and elegant proportions. Serving these rooms is a designer shower suite that rivals a luxury spa, featuring an oversized walk-in double shower enclosure lined with high-impact, distressed wood-effect panelling, a minimalist floating vanity, and premium chrome fixtures.

Every detail of this residence has been curated for the discerning buyer seeking an elite, future-proof coastal lifestyle. The property has been comprehensively upgraded by the owners to include full rewiring, replumbing, and CAT5 data cabling in all rooms.

Accommodation (all measurements approximate)

GROUND FLOOR

Contemporary front door opens to:

Hall

Stairs to first floor, built in understairs cupboard with space and plumbing for washing machine. All appliances go through a water softener. LVT floor.

Open Plan Living

Kitchen Area 10' 0" x 9' 7" (3.05m x 2.92m)

Fitted with a comprehensive range of handleless wall and base two tone units with marble effect work surface, double electric AEG oven, American style fridge/freezer, five ring AEG induction hob with contemporary extractor hood, LVT floor. This space opens to the wash area where there is a double Belfast sink with mixer tap with a marble work surface and further units above and below with dishwasher fitted.

Living/Dining Area 25'5" x 15'11" max 13'3" min (7.74m x 4.60m max 4.05m min)

A lovely entertaining space currently arranged with a spacious dining table and a seating area with LVT floor, bi-folding doors connecting the space beautifully with a south facing rear garden and three skylights.

Cloakroom

Suite of WC with concealed cistern, corner washhand basin, LVT floor, spotlights.

FIRST FLOOR

Landing. Door opens to:

Living Room 24'11" x 15'11" max 12'10" min (7.59m x 4.57m max x 3.65m min)

A simply magnificent front to back room. Measurements include stairs to second floor, a large picture window looks out onto Hallam Road and provides views to the right hand side back up towards Dial Hill. Two windows at the far end overlook the rear gardens and the rear of the impressive Victorian properties on Albert Road. Spotlights, contemporary fireplace.

SECOND FLOOR

Landing. Access to loft space, spotlights.

Bedroom 1 15' 11" x 13' 0" (4.85m x 3.96m)

Measurements include a run of mirror fronted built in wardrobes and an overstairs cupboard. Two windows provide a pleasant outlook up and down Hallam Road and to the left towards the Bristol Channel and the Welsh coastline and to the right hand side back up towards Dial Hill.

Bedroom 2 11' 7" x 9' 9" (3.53m x 2.97m)

Two windows again provide the same pleasant outlook over the rear garden towards the beautiful Victorian properties on Albert Road. Spotlights.

Luxury Shower Room

Exquisitely fitted with a three piece suite of WC with concealed cistern, wall hung washhand basin with drawer storage below, king size shower cubicle with mains shower, Colonia LVT flooring, spotlights, extractor fan, obscure window, ladder radiator.

OUTSIDE

From Hallam Road a driveway provides off road parking for one car, the front garden has been laid to slate shingle with a pretty raised sleeper feature, there is then access to the front door.

Storage Area 9' 9" x 6' 4" (2.97m x 1.93m)

Formerly the garage with an automatic roller door, access to the Visseman gas fired combination boiler and the battery storage for the solar panels. There is also space for pushbikes etc.

The Rear Garden

Immediately outside of the property is a contemporary patio which is a great place for summer entertaining for bbqs etc. Four steps rise to an area of artificial lawn with beautifully raised borders and at the rear of the garden there is access to a useful shed, the garden has concrete pillared panelled fencing to one side and feather board fencing to the other side.

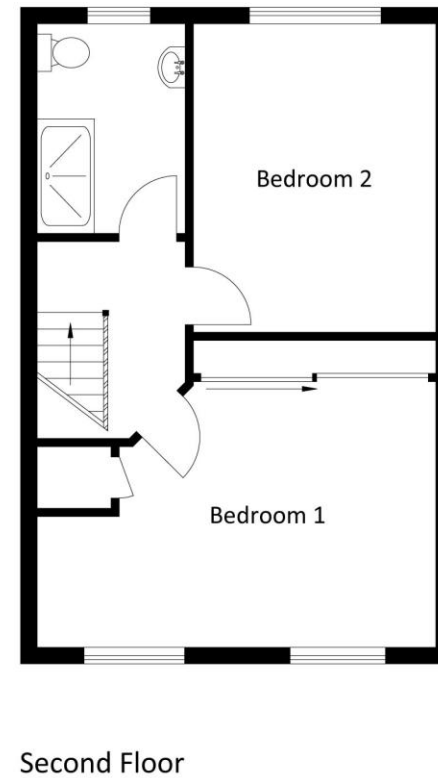
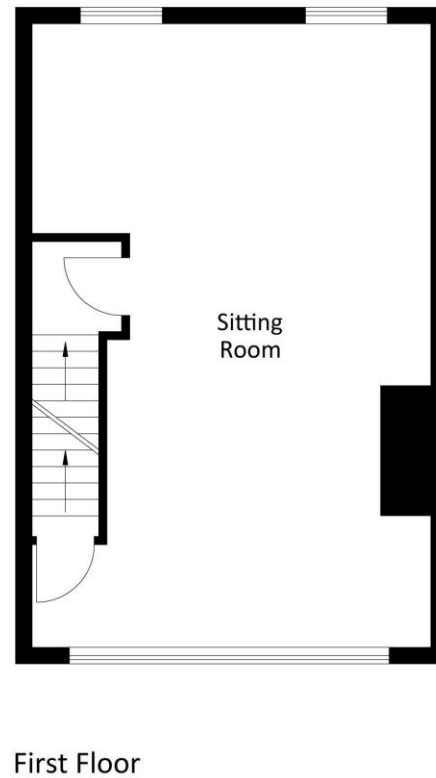
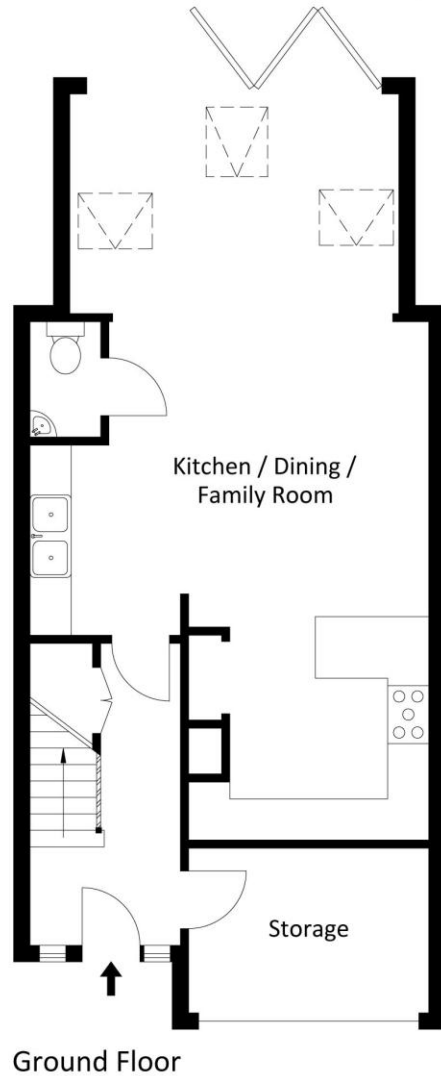








Hallam Court, Clevedon BS21 7SG
Approx. Area 1322.60 Sq.Ft - 122.90 Sq.M



Terrace House



Freehold



2



Garden



1



D



2

EPC B



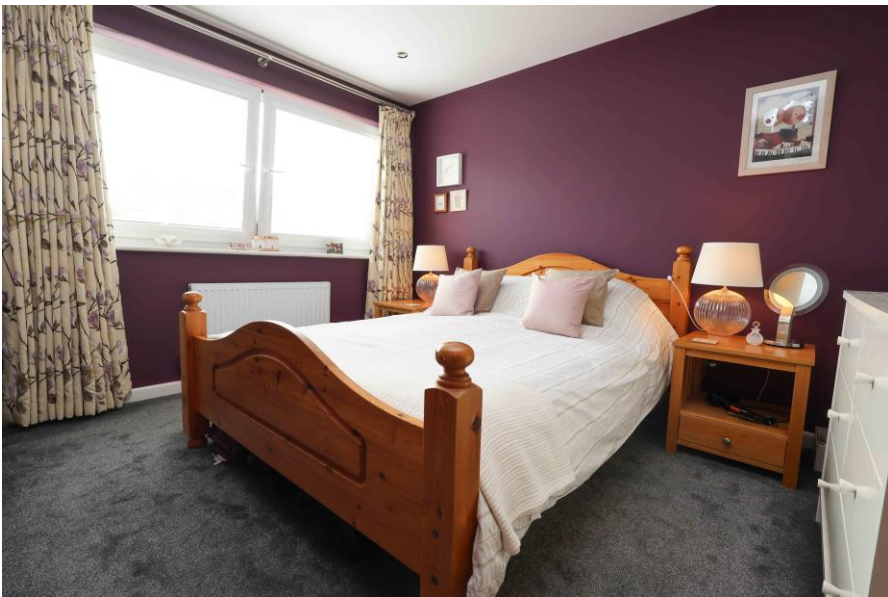
Gas Central Heating



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 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.

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