



GOODMAN
& LILLEY



5 MARINE HILL
CLEVEDON
BS21 7PW



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- Prime Clevedon location
- Proximity to Hill road & sea front
- Two parking spaces
- EPC B
- Unique turnkey property
- High end finish
- Private & communal gardens
- Chain free

SUMMARY

An exceptional example of contemporary coastal architecture, 5 Marine Hill represents a truly rare opportunity to acquire a bespoke residence of remarkable quality, design and individuality within one of Clevedon's most prestigious seafront settings. Completed in 2018 to exacting standards, the property has been thoughtfully conceived to deliver striking modern living across beautifully arranged split-level accommodation, where clean architectural lines, refined detailing and expansive glazing combine to extraordinary effect.

Approached via the highly regarded Marine Hill, the property immediately conveys a sense of exclusivity and intelligent design. Internally, the accommodation unfolds with an impressive sense of light, flow and spatial sophistication, carefully curated to maximise both the spectacular coastal outlook and the home's exceptional lifestyle appeal.

The uppermost level provides a wonderfully versatile space comprising a generous third bedroom or substantial home office/studio, perfectly suited to modern hybrid living. Framed by far-reaching views across the water and coastline, this floor offers a tranquil retreat elevated above the surrounding landscape, accompanied by a beautifully appointed bathroom finished in a sleek contemporary style.

Descending to the next level, the principal bedroom suite has been designed with both comfort and elegance in mind, featuring excellent proportions and a luxurious ensuite bathroom appointed with pristine contemporary sanitary ware, chrome fittings and heated towel rails that reinforce the home's uncompromising specification.

The lower levels of the property continue the home's exceptional standard of presentation and design. Bedroom two is beautifully proportioned and served by a further stylish bathroom, again finished with high quality contemporary sanitary ware, chrome fittings and heated towel rails, creating a cohesive and refined aesthetic throughout the home.

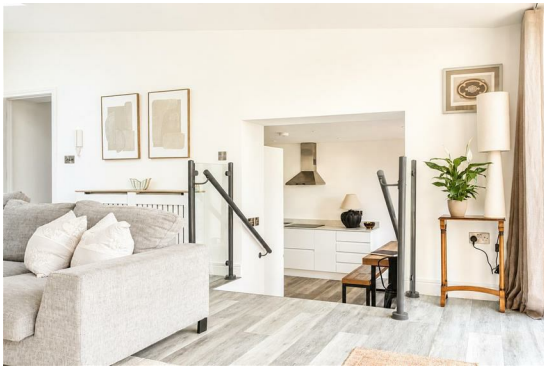
The principal living level is particularly impressive and forms the true heart of the home. Here, the stunning open-plan lounge and kitchen/dining space has been masterfully designed to create a seamless environment for entertaining, relaxing and modern coastal living. The kitchen itself is of exceptional quality, fitted with an extensive range of bespoke base and wall-mounted cabinetry complemented by elegant quartz worktops and matching upstands. A stainless steel underslung sink and a comprehensive suite of integrated NEFF appliances complete the space, combining aesthetic sophistication with everyday functionality.

The natural flow between the kitchen, dining and lounge areas creates an atmosphere that feels both contemporary and timeless, perfectly aligned with modern luxury living. Expansive high-quality glazing, including elegant French doors and large-format windows, floods the interior with natural light throughout the day while simultaneously drawing the outside landscape inward. The result is a home that feels deeply connected to its coastal surroundings at every turn.

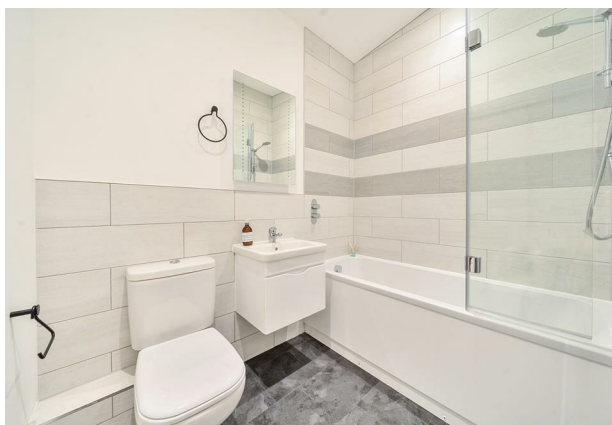
The outdoor spaces have been equally well considered. Private garden areas have been classically landscaped with a refined approach to planting, incorporating raised beds and carefully selected greenery that provide year-round texture, colour and tranquillity. These intimate spaces offer an idyllic environment for al fresco dining, quiet reflection or entertaining against the backdrop of the sea air and surrounding architecture.

Beyond the private gardens, the development further benefits from substantial communal grounds that are beautifully landscaped and immaculately maintained, enhancing the overall sense of prestige and openness. Practicality has also been carefully integrated, with discreet bin storage and private parking for two vehicles accessed conveniently via Leagrove Road.

Ultimately, 5 Marine Hill is far more than simply a modern home. It is an architectural statement — a uniquely crafted coastal residence that successfully balances striking contemporary aesthetics with warmth, practicality and lifestyle excellence. Rarely do properties emerge that combine such exacting construction standards, bespoke design, exceptional light and a truly privileged seaside setting so successfully. This is a home of immense individuality and presence that demands immediate attention.







LOCATION

Positioned on one of the most coveted stretches of coastline in Clevedon, 5 Marine Hill enjoys an address that perfectly captures the town's rare blend of elegant Victorian seaside living, thriving independent culture and relaxed coastal charm. Set moments from the waterfront, the property sits within easy reach of the celebrated seafront, the iconic pier and the vibrant social heart of the town centred around Hill Road and Alexandra Road.

Life here revolves around the sea. Just a short stroll away is the extraordinary Clevedon Marine Lake, widely regarded as one of the most atmospheric and unique tidal pools in the country, offering year-round open-water swimming, paddleboarding, sailing and breathtaking sunsets across the Severn Estuary. The lake has become a defining part of modern Clevedon life and community spirit, with panoramic coastal views and a wonderfully active outdoor culture.

Equally impressive is the world-famous Clevedon Pier, the Grade I listed Victorian masterpiece described by Sir John Betjeman as "the most beautiful pier in England". Stretching elegantly into the estuary since 1869, the pier is not merely a landmark but a symbol of Clevedon's enduring sophistication and heritage. It provides a spectacular focal point for the promenade and contributes enormously to the town's unique identity and prestige.

One of the greatest luxuries of this location is its effortless walkability. Nearby Hill Road has evolved into one of the South West's most desirable independent high streets, lined with stylish boutiques, artisan coffee houses, galleries, wine bars and acclaimed eateries that create an atmosphere more akin to a fashionable coastal enclave than a traditional seaside town. The ambience is vibrant yet refined, with an unmistakable sense of community and creativity that defines the renowned "Clevedon spirit".

Close at hand, Alexandra Road further enhances the lifestyle offering with its attractive period architecture, independent businesses and proximity to the elegant seafront gardens and promenade. The surrounding streets are steeped in Victorian character, reflecting Clevedon's rich architectural heritage and longstanding reputation as one of the region's most attractive coastal destinations.

Green space is another defining feature of the area. Residents enjoy immediate access to beautifully maintained seafront gardens, Salthouse Fields, scenic coastal walks and the dramatic surrounding hillsides that frame the town. Routes connecting Dial Hill, the waterfront and the promenade offer spectacular views across the estuary towards Wales and create a wonderful sense of openness rarely found in such a well-connected location.

Despite its tranquil seaside atmosphere, Clevedon remains exceptionally well positioned for regional connectivity. The nearby M5 provides swift access to Bristol, Exeter and the wider South West, while rail services from nearby Yatton connect directly into Bristol Temple Meads and London Paddington, making the town increasingly sought after among professionals, commuters and second-home buyers seeking a premium coastal lifestyle without isolation.

Ultimately, 5 Marine Hill offers far more than simply a home address, it represents immersion in one of the South West's most admired coastal communities. A place where independent culture flourishes, where sea air and sunsets shape daily life, where the architecture and heritage remain beautifully preserved, and where the unique Clevedon spirit continues to attract those seeking an elevated standard of coastal living.

ADDITIONAL INFORMATION

Tenure; freehold

Council tax band; E (North Somerset Council)

EPC- B (valid until 2028)

Two off street parking spaces

Private & communal garden space

Service charge for communal garden, car park & window cleaning £803 per annum

Internet speeds; Broadband type Average download speed Availability

ADSL Under 24Mbps 100%

Superfast 24-100Mbps 100%

Ultrafast 100-999Mbps 100%

Gigabit 1000Mbps 100%

Disclaimer: Average download speed bands provided by Usutch. Availability provided by Ofcom.



5 MARINE HILL

Marine Hill, Clevedon, BS21

Approximate Area = 1338 sq ft / 124.3 sq m

For identification only - Not to scale

CLEVEDON
BS21 7PW

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.TOTAL SQUARE FOOTAGE
1338.00 SQ FT

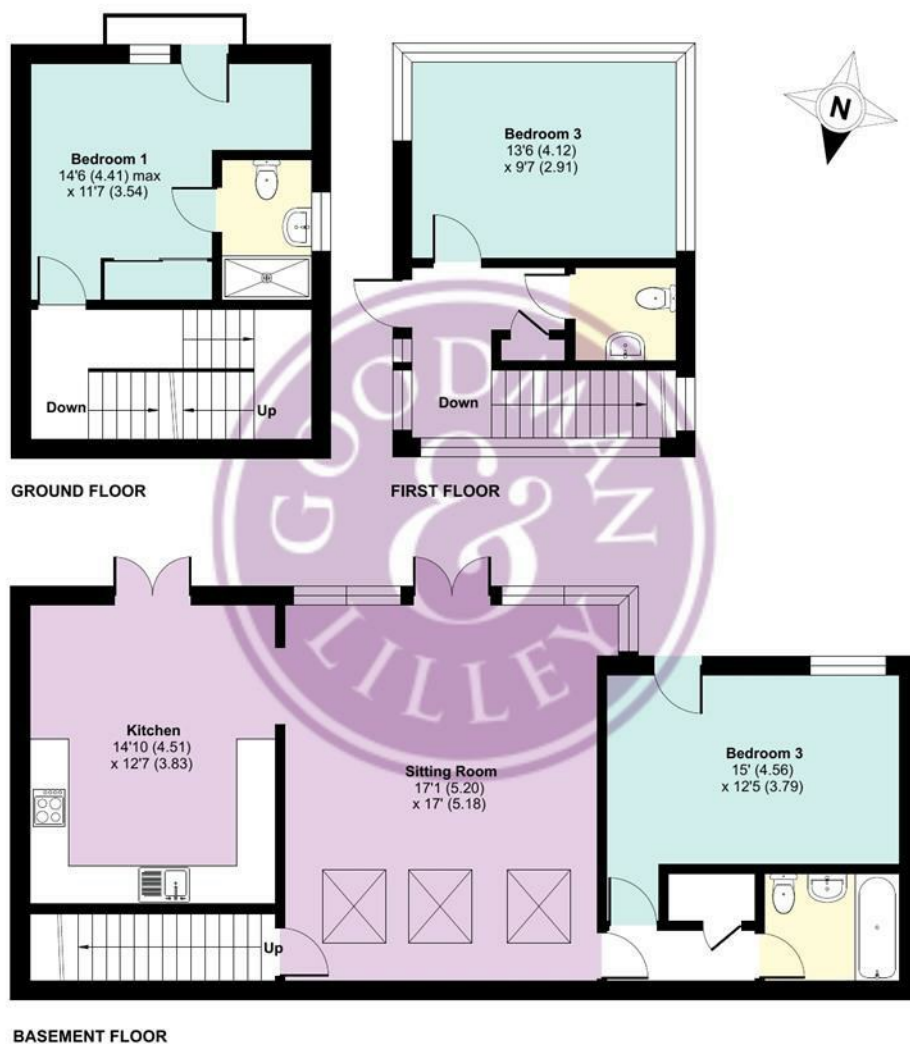
COUNCIL TAX BAND : E

RECEPTION ROOM : 1

BEDROOMS: 3

BATHROOMS : 3

FREEHOLD





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