

Dial Hill Road, Clevedon, North Somerset, BS21 7EW

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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This exceptional three bedroom freehold residence is one of remarkable quality and character, offered to the market with an additional parcel of land sold simultaneously. Finished to an immaculate standard throughout, the home presents three beautiful bedroom suites, each complete with a luxurious en-suite, alongside a bespoke 'Neptune' kitchen designed with exquisite craftsmanship and detail. Smart home features have been seamlessly incorporated, creating a lifestyle that blends refined comfort with everyday modern convenience.

The property enjoys beautifully landscaped private gardens and a generous terrace, positioned to take full advantage of a South-West facing aspect. From here, far-reaching views stretch across the seafront and coastline, creating the perfect setting for entertaining or simply relaxing in privacy. A shared driveway leads you to a secure, electrically gated private driveway and garage, providing valuable off-street parking.

Occupying an elevated position in the sought-after coastal town of Clevedon, the home is perfectly placed to enjoy the best of its vibrant surroundings. Clevedon is renowned for its Victorian charm, boutique shops, cafés, and restaurants, as well as its iconic Grade I listed pier - often described as one of the most beautiful in the country. The town offers a thriving arts and cultural scene, a busy calendar of community events, and a wealth of outdoor leisure opportunities, from seafront walks to nearby countryside trails. With excellent local amenities and strong travel connections to Bristol, the property combines a peaceful coastal lifestyle with convenience and accessibility. This is a home of distinction - unique in its design, outstanding in its finish, and idyllic for those seeking understated luxury in a celebrated coastal setting.



EPC Rating: B90 | Council Tax Band: E | Vendor has already commenced onward purchase.

- **An exceptional three bedroom freehold residence of the upmost quality**
- **Offered with an additional parcel of land, sold simultaneously**
- **Three tremendous bedroom suites, each complete with a luxurious en-suite**
- **A bespoke 'Neptune' kitchen, beautifully crafted with exquisite detail**
- **Contemporary smart home features seamlessly integrated throughout**
- **Landscaped private garden and terrace with a South-West aspect, enjoying panoramic views across the seafront and skyline**
- **Shared driveway leading to a secure, electrically gated driveway and garage providing valuable private parking**
- **Elevated Clevedon setting, within easy reach of the seafront, amenities, and key travel routes**
- **A home of distinction, blending refined comfort with modern luxury**
- **Approximately 2,517 sq. ft**







Accommodation

Entrance
On approach the property you are met with a 'Spitfire' entrance door leading to the hallway.
Hallway
A welcoming hallway with porcelain tiled flooring and the added benefit of underfloor heating, aluminium double-glazed window, understairs storage cupboard, ceiling spotlights, doors leading to principal rooms.
Kitchen/Dining Room
A commanding 'Neptune' kitchen and dining area with porcelain tiled flooring with further underfloor heating, a wide range of wall and floor units with granite worktops and upstands over with tiled splashbacks over, inset induction plate with extraction hood over and oak features, superb wine chiller, integrated tall refrigerator, eye-level combination oven and grill microwave, eye-level microwave oven, warming drawer, kitchen island and breakfast bar feature with a range of storage units, inset dual bowl ceramic sink with a Swan neck style tap over, 'Quooker' instant boiling/sparkling/chilled water tap, integrated freezer, a super gas fired log burner, impressive aluminium double glazed dual sliding patio door leading to the private and enclosed rear garden providing views of Clevedon's renowned seafront, smart automated curtain feature, wall mounted air-conditioning unit, a range of ceiling spotlights, ceiling lights.
Boot Room
Timber herringbone flooring, aluminium double-glazed window, ceiling spotlights.
Cloakroom
Low level WC, wash hand basin over vanity units with granite worktops, tiled walls, extraction fan, ceiling spotlights.
Study/Cinema Room
An immaculate study with engineered oak flooring with the added benefit of underfloor heating, ceiling spotlights, thermostat for underfloor heating, oak door leading to the utility space, aluminium double glazed door leading to the conservatory.
Utility
A useful utility space with tiled flooring and the added benefits of underfloor heating, a range of floor units with granite worktops and tiled splashbacks over, inset ceramic bowl and carved drainer with a Swan neck style tap over, well positioned under oak mantle with an aluminium double glazed window, space and plumbing for appliances, wall mounted window control panel, aluminium double glazed skylight window, ceiling spotlights, an oak door leading to the garage, aluminium double glazed patio door leading to the private enclosed rear garden.
Conservatory
An aluminium framed double glazed conservatory sat upon dwarf walls, aluminium double glazed ceiling panels, wall light, aluminium double glazed patio doors leading to the private and enclosed rear garden, Further underfloor heating controlled by a small control panel found in the Study.
Living Room
A light and bright living space with engineered oak flooring and underfloor heating throughout, log burner with a stone hearth and oak surround, two aluminium double glazed windows with oak mantels, superb aluminium double glazed dual sliding patio doors leading into the private and enclosed rear garden, smart automated curtain features, ceiling spotlights.
Staircase Rising from Entrance Hallway to First Floor Landing
First Floor Landing
Oak balustrade with glass panelling, engineered oak flooring, radiator, storage units with granite worktops and tiled splashbacks over with a wash hand basin and tap over, aluminium double glazed sliding door to the private terrace, elegant ceiling lights, range of ceiling spotlights, doors leading to principal rooms.
Master Bedroom
An outstanding master bedroom with a wide range of fitted storage space with hanging rails, aluminium double glazed sliding door leading to the private terrace overlooking the far reaching aspect of Clevedon seafront, radiator, useful built-in storage cupboards, air-conditioning unit, aluminium double glazed window, aluminium double glazed skylight window, oak framed features, wall mounted window control panel, ceiling fan, part sloping ceilings, ceiling spotlights, door leading to the en-suite shower room.

En-Suite Bathroom
Porcelanosa floor to ceiling tiled, low-level WC, wash hand basin over vanity unit, heated towel rail, panel bath, enclosed mains fed shower, wall mounted window control panel, extraction fan, part sloped ceilings, ceiling spotlights, timber framed double glazed skylight window.

Bedroom Two
A well-presented bedroom with fitted storage space and hanging rails, radiator, built-in storage cupboard, aluminium double glazed window providing views of rooftops, seafront and beyond, partly sloped ceilings, ceiling spotlights, oak sliding door leading to the en-suite shower room.

En-suite Shower Room
An en-suite shower room with timber effect Porcelanosa tiled floor to ceiling, low level WC, wash hand basin over vanity unit with granite worktops, enclosed mains fed shower, aluminium double-glazed window, heated towel rail, ceiling spotlights, part sloped ceilings.

Bedroom Three
Another well-presented bedroom with built-in storage cupboard, radiator, laundry chute fed to the garage, an aluminium double glazed skylight window, part sloped ceilings, ceiling spotlights, oak door leading to the en-suite cloakroom.

En-suite Cloakroom
Timber effect Porcelanosa tiled floor to ceiling, wash hand basin over vanity unit with granite worktops, low level WC, heated towel rail, aluminium double glazed skylight window, part sloped ceilings, extraction fan, ceiling spotlights.

Outside

Front Garden & Driveway
On approach the property, you are met with a shared driveway with the neighbouring residence which leads to a private electric gated entrance to the property's private block paved driveway with access to the double garage, a car charging port, 'Spitfire' entrance door, to the side of the property leads to the private enclosed rear garden.

Garage
An impressive double garage with an electric roller entrance door, access to power and electric, car charging port, timber worktop with a single bowl ceramic sink with Swan neck style tap over, wall mounted gas fired boiler, wall mounted consumer unit and metres, ceiling lights.

Rear Garden
A super private and enclosed split level rear garden mostly laid to stone slabs with an area laid to lawn, various flowerbeds surround the property and are home to mature bushes and shrubs, a wonderful pond feature with pergola over, raised patio area displaying the outstanding views with glass balustrade, idyllic for hosting or relaxing, water supply tap, access to power and electric, various wall lights.

Terrace
A private and enclosed terrace with composite decking, glass balustrade, wall lights and breathtaking views overlooking the town, seafront and coastline beyond.

Additional Land
From the shared driveway is gated access to an area of land with mature bushes, shrubs and trees.

Please Note
The sale is presented as two separate titles to be sold simultaneously to include the additional parcel of land.

Services
Mains water, gas, electricity and drainage, PV panels.

Heating System
Gas central heating and underfloor heating.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/efc2e1fe87bb4ac4b58ac6696837b06b

Please Note
The vendor is a relative of an employee of David Plaister Ltd.

































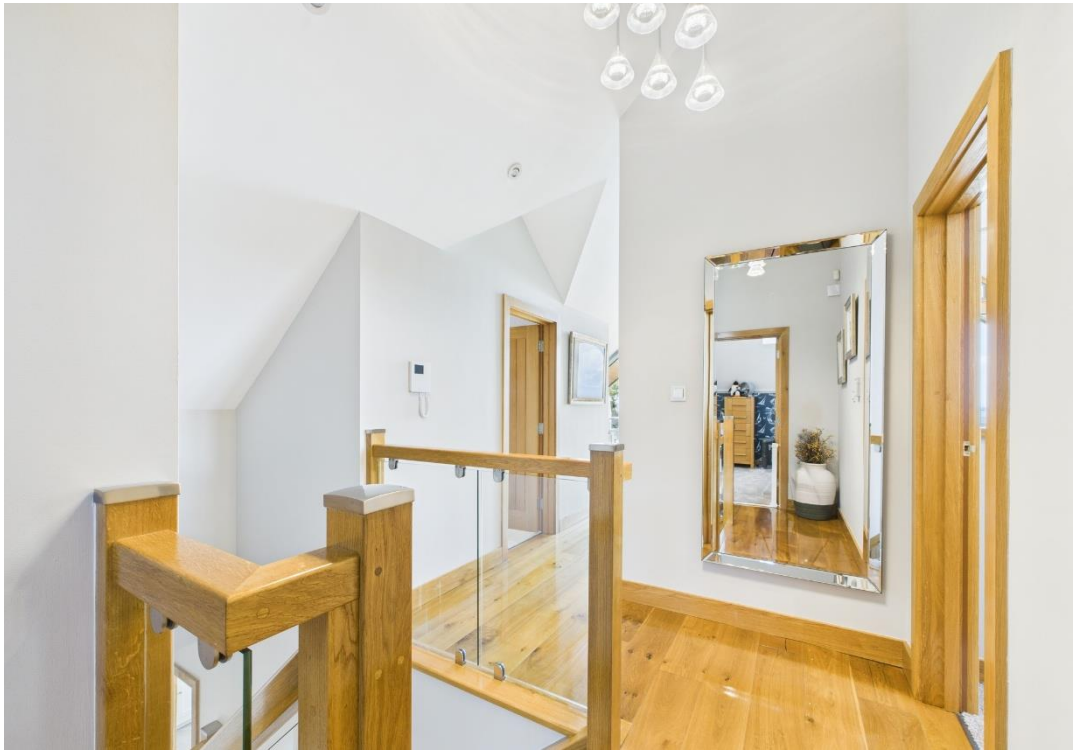




















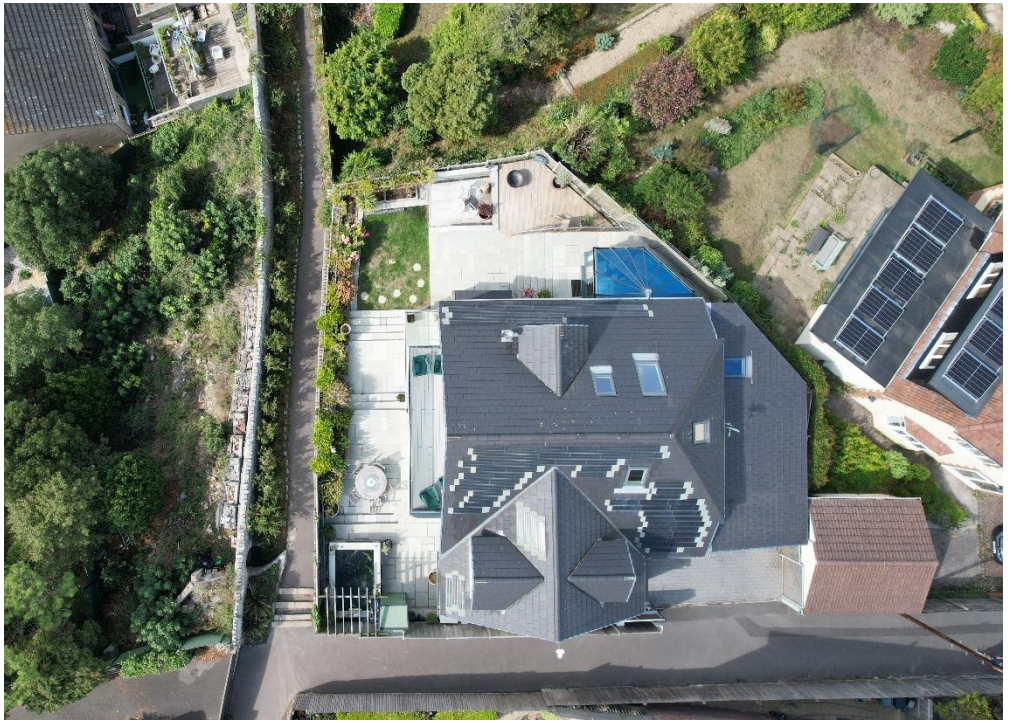






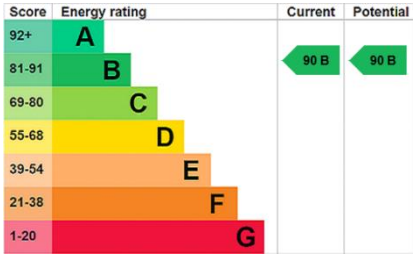


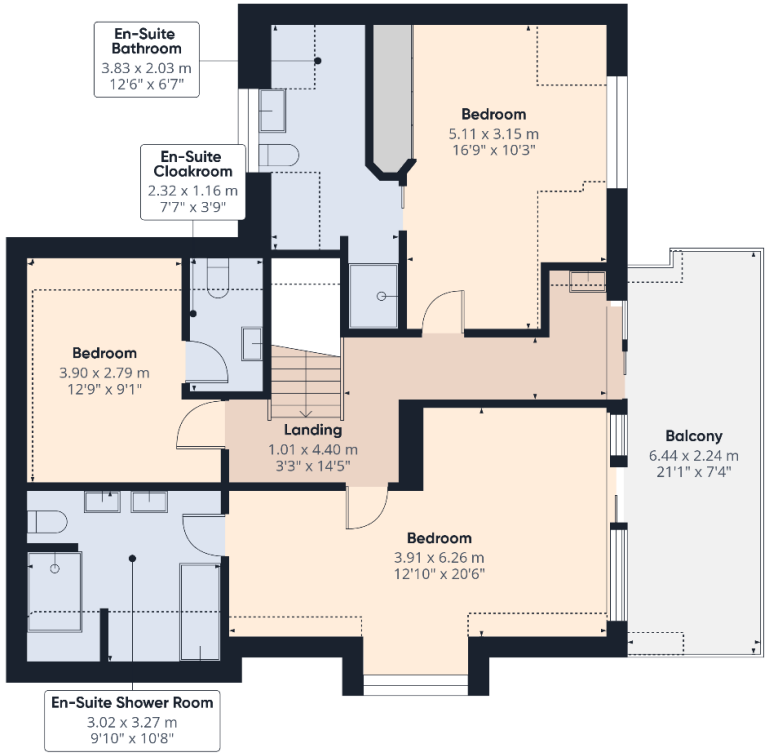






Floor 0





Floor 1

Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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