

**Flat 2, Hallam House
Cleydon
BS21**





The Property

Hallam House is a substantial Victorian House built in 1864 now converted into four apartments, each occupying one floor. No.2 occupies the ground floor, exclusively owning the impressive main entrance and balcony terrace, thus taking full advantage of the panoramic view.

The present owners purchased No.2 in 2007 when in need of complete renovation. In the first year of ownership the flat underwent a comprehensive and sympathetic restoration by skilled contractors to an exacting and meticulous specification, where no expense was spared. All features appropriate to the period were retained including ornate ceiling and rose cornices, deep moulded skirting boards, panelled doors with moulded architraves, an archway, and stained glass windows in the utility room. The renovation included rewiring, replumbing, replacing and restoring ceilings and cornices where necessary. New floors have been laid in English Oak or stone, and a Bath stone fireplace was installed in the drawing room. The bay windows and French doors in the drawing room and dining room have been replaced with double glazing. The kitchen/breakfast room was purpose designed by Clevedon Kitchens and the units are in solid Walnut. The two shower rooms are state of the art.

Bristol 14 miles, M5 (J20) 2 miles, Temple Meads Rail Station (London Paddington), 14 miles, Yatton Rail Station 4 miles, Bristol Airport 8.5 miles, Cribbs Causeway Regional Shopping Centre 15 (all distances are approximate).

Services: All main services connected. Gas fired central heating. Under floor heating to the shower room.

Local Authority: North Somerset Council: 01934 888 888





A stunning and elegant apartment, immaculately presented, with a spectacular view of the iconic Clevedon Pier, and beyond to the Welsh Hills.



The elegant interior is spacious, and simply and stylishly decorated. It is extremely well presented. Impressive central stone steps lead to the original front door. The entrance vestibule has double doors opening into a generous reception hall. The drawing room and dining room/bedroom 2 have full height windows with French windows, in the bay, opening to the balcony terrace, with a panoramic view. The bespoke kitchen/breakfast room is fitted with a comprehensive range of units with granite working surfaces and integral appliances include a five ring gas hob, two ovens, microwave, coffee maker, dishwasher, refrigerator and freezer. An island unit with granite surface provides a breakfast bar. The study is well equipped with purpose built desk and units. The principle bedroom has an en-suite shower room with under floor heating. The second shower room, and utility room with twin arched stain glass windows, are arranged off the inner hall.

Approximate Gross Internal Floor Area

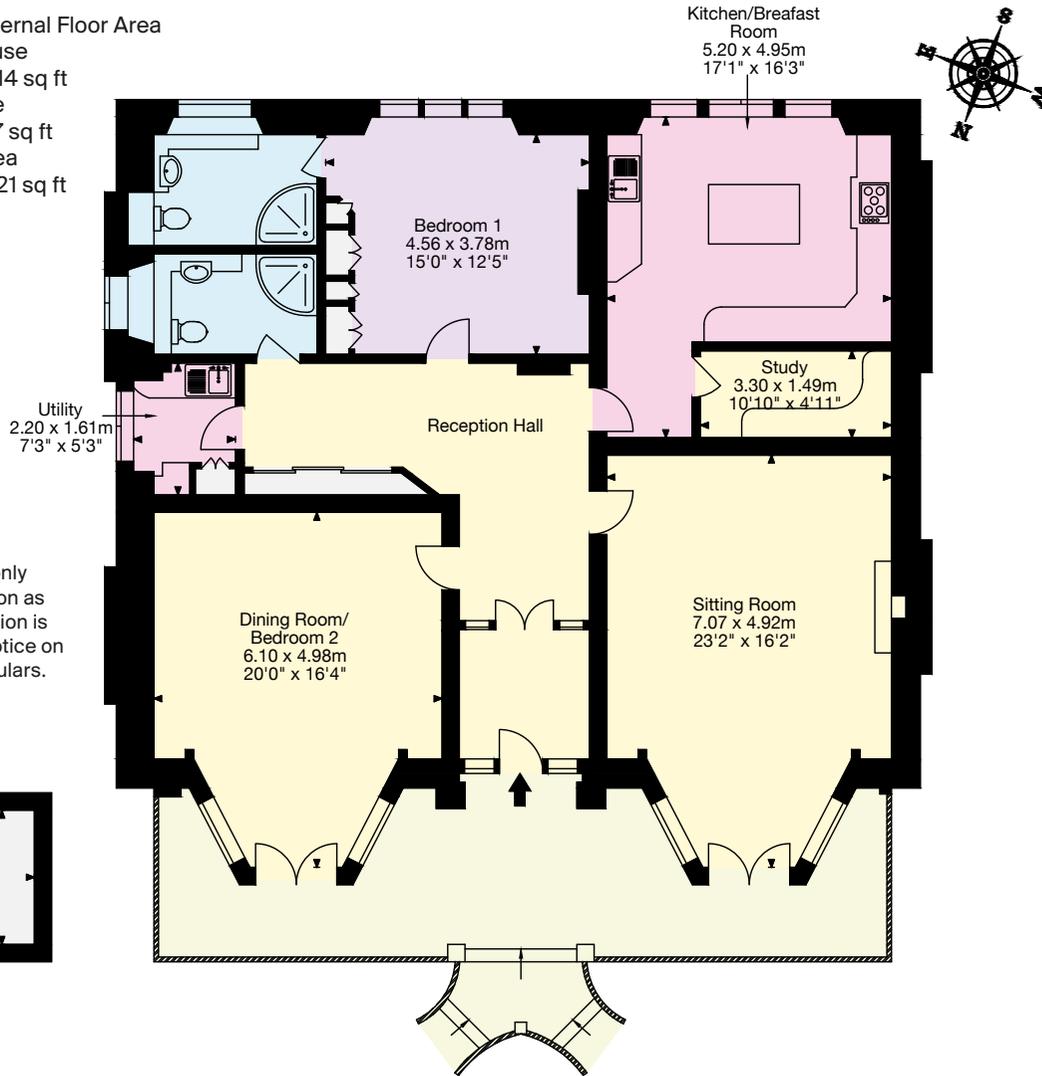
Main House
150 sq m/1,614 sq ft
Garage
10 sq m/107 sq ft
Total Area
160 sq m/1,721 sq ft

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.



Garage



Outside

No 2 is approached over the original central stone external steps, leading to the front door. Either side, outside the drawing room and dining room/bedroom 2, is a stone balcony terrace with railings, with a panoramic view of, and over, the iconic Grade 1 listed Clevedon Pier, described by John Betjeman as “the most beautiful pier in England”, to the Welsh Coast. The sunsets are stunning.

There is a designated single parking space and lock-up workshop/store which once was a single car port. There is a visitor parking space.

Directions (BS21 7RF)

When in Elton Road on the B3124 from the Hill Road roundabout, travel almost to the end, just before the junction of Old Church Road, and Hallam House is seen on the left hand side.



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