



Dial Hill Road, Clevedon



A spacious detached family house with panoramic views spanning the Mendip Hills and across to the Welsh Coast.

Dial Hill Road

The property is situated on the highly desirable Dial Hill Road commanding outstanding views from the house and landscaped gardens. The accommodation is arranged to maximise the view which spans 180 degrees, looking over Clevedon across the Channel to the Welsh Coast, and around to the Mendips Hills. The sunsets are superb.

Dial Hill Road was purchased by the present owners in 1995. They have since carried several improvements including reorganising the accommodation, and in more recent years updating shower rooms. In particular, an excellent deep decked balcony with glazed balustrade and electrically operated awning was added. The house is designed so that the principal living accommodation is at ground level to take advantage of the view. The sitting room, which has an open fireplace, has a large sliding patio window opening to the balcony. The dining room, the well fitted kitchen/breakfast room with integrated appliances, and the family room all share the stunning view. A bedroom with en suite shower room are located at the front of the property overlooking the drive. In addition, there is a utility room or potential kitchen, and a cloakroom. This offers a self-contained annexe and is flexible in its use as it integrates well into the main house. An inner lobby leads to a large store room divided into two areas and is ideal as a workshop.

Off the lower half landing are two bedrooms, one currently used as a study, and on the lower ground floor the principal bedroom with en suite shower room and walk-in wardrobe. It also benefits from a glazed French door opening to a terrace and garden. There is a further bedroom with en-suite shower room, family shower/bathroom, and a bedroom currently used as a sitting room, which has access to the garden. The accommodation is adaptable and could easily include a one bedroom self contained wing with access either from within the house or from the outside.

Mileages: Bristol 13.5 miles, M5 (J20) 4 miles, Bristol Airport 10.5 miles, Bristol Temple Meads (London Paddington) 13 miles, Yatton Rail Station 5.5 miles, Cribbs Causeway Regional Shopping Centre 15.5 miles (all distances approximate)





Outside

The property is approached over a drive and generous parking area with block paving stone. The borders are planted with a variety of mature and colourful shrubs. The main gardens are located to the southern side of the property and were professionally designed and landscaped a few years ago, again to consider its elevated setting, aspect and view. There are seating areas to follow the sun and watch the sunset. Central stone steps, with a paved terrace on one side and a lawn area with box hedging on the other, are both ideal for entertaining and lead down to further lawn with shaped deep borders, which are well stocked with a variety of flowering plants and ornamental bushes including Acer and Frushias. Wide timber steps in a fan design lead to the bottom of the garden with lawn, further stone edge beds and borders planted with a number of specimen shrubs. A paved area with trellis is adorned with Jasmine and Wisteria and there is a water feature with sprinkler fountains. There is a summer house and a concealed compost area. Shaped pathways meander through the garden and lead to a kitchen and soft fruit garden with a heated greenhouse.

Directions (BS21 7HJ)

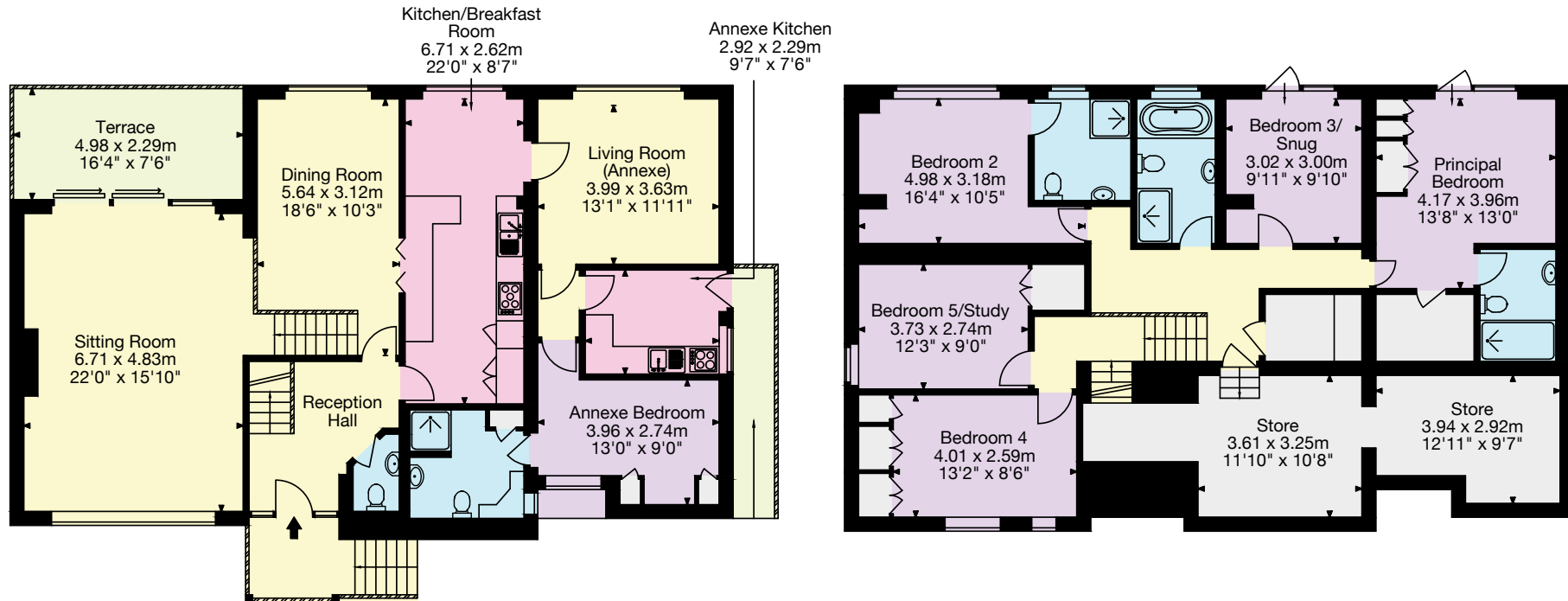
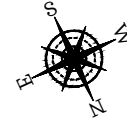
From the Park Road direction, 13a Dial Hill Road is seen along on the left-hand side.



Approximate Gross Internal Floor Area

Total Area = 260 sq m / 2,793 ft

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 text of the Particulars.



Ground Floor

Lower Ground Floor

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Particulars dated April 2022. Photographs and videos dated April 2022.

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