

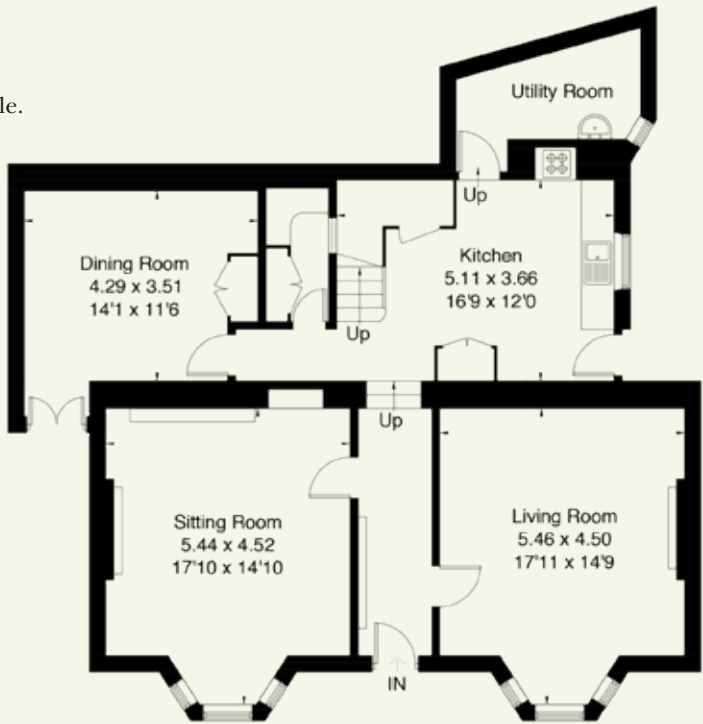
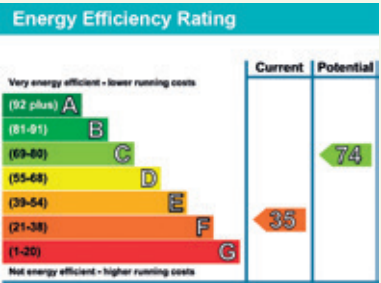


# 65 Hill Road

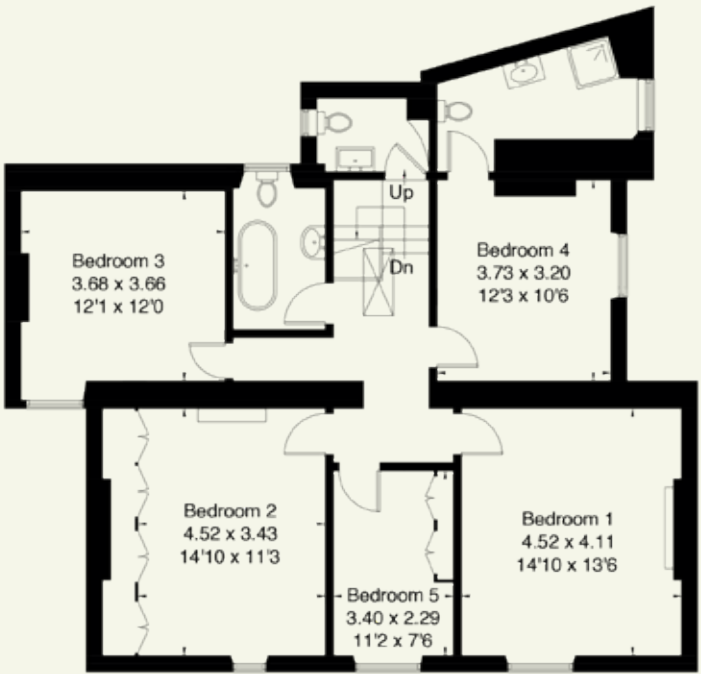
CLEVEDON, NORTH SOMERSET, BS21 7PD



65 Hill Road  
1 Quuen Square Avenue  
Gross Internal Area (approx) =  
211.7 sq m / 2279 sq ft For identification only. Not to scale.



Ground Floor



First Floor



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# 65 Hill Road

Clevedon, North Somerset, BS21 7PD

*An elegant and stylish home set in the heart of old town Clevedon.*

- An impressive Grade II listed home of character
- Set back from the road enjoying privacy and seclusion
- Spacious family accommodation over two floors
- Three well appointed reception rooms
- Five bedrooms
- En suite and family bathroom
- Landscaped terraced garden with breathtaking Channel views



## Description

During the course of the last few years, there has been a significant surge in the popularity of Clevedon, once a sleepy dormitory town to Bristol and a genteel Victorian seaside resort but more latterly noted for its range of shops, bars and restaurants, leafy parks and choice of substantial and well proportioned period homes. Number 65 is a special property being set behind an interior design showroom in the heart of Hill Road affording the home discretion and privacy yet set amongst a choice of prime bars, restaurants and independent shops that this highly sought after enclave of the town offers.

The owners have been careful to retain the character and charm that this Georgian home has in abundance and unlike so many homes of this era, the family accommodation is arranged over just two floors. The garden to the rear is certainly steep but a series of steps subdivide the grounds into well thought out and staggered seating areas from which to take in the inspiring and panoramic views across rooftops, trees and the coast beyond. There is no dedicated parking and this is on road only but the owners have found this to work perfectly well and feel that the trade-off of such a central high street location with all the convenience that offers more than compensates for a short stroll to the car.

At ground floor there are two well balanced and beautifully proportioned reception rooms to either side of the welcoming entrance hall with a dedicated cost dining room set opposite the open plan kitchen/breakfast room with utility area to the rear. A small internal office has been neatly fitted with bespoke office furniture and provides useful space for a computer workstation with shelving above. The five first floor bedrooms radiate off the first floor landing, one with en suite, a further family bathroom and cloakroom at the half landing area.

This is a well loved and most appealing home offering a terrific sense of warmth and individual character.

## Location

Being set within the heart of the town, most of what Clevedon offers is accessible within just short walk or drive. The seafront and lovely coastal pathway have much appeal, there is a choice of good supermarkets, independent stores and both primary school and Clevedon Comprehensive school which was rated as outstanding by Ofsted. Many choose Clevedon because of its commuter links, M5 serving the South West and Midlands, excellent rail services available from Yatton train station including direct trains to London Paddington and national, European and long haul flights, from Bristol International Airport.

## Agents Comment

A sense of city living to the front and country to the rear – this is truly a home with a foot in both camps!

