GOODMAN & LILLEY

OLD SCHOOL HOUSE, 17A EDGEHILL ROAD

CLEVEDON
BS21 7BZ

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- Over 2200 sq. ft.
- Well proportioned
- Garage
- Excellent quality fixtures and fittings
- Four good sized bedrooms
- Beautiful views
- Open plan kitchen/ living room
- Walking distance of shops
- Superb mix of period and modern feautres
- Three bath/ shower rooms

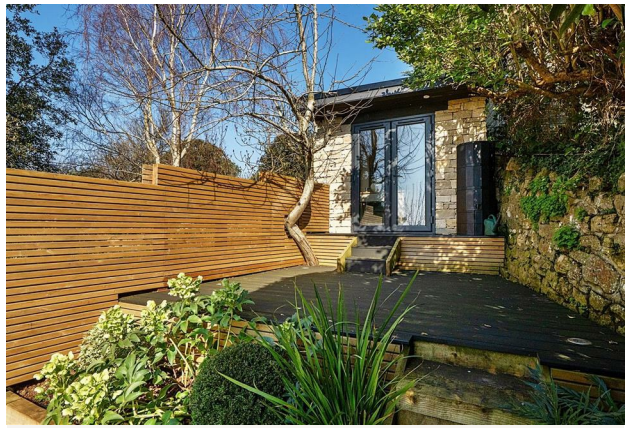
LOCATION

Nestled along a private road in one of Clevedon's most sought-after hillside positions, 17a Edgehill Road enjoys an exceptional setting defined by coastal views, privacy and exclusivity. The property commands far-reaching panoramas across the Bristol Channel, with ever-changing sea vistas stretching towards the Welsh coastline. The sense of seclusion here is remarkable, peaceful, sheltered and discreet, yet never isolated from the life and character of the town. A short distance leads to the charming boutiques, artisan cafés and independent retailers of Hill Road and Alexandra Road, widely regarded as the cultural heart of Clevedon. These attractive Victorian streets embody the town's independent and vibrant spirit, hosting a thriving mix of long-established local businesses, contemporary eateries and creative enterprises. The nearby seafront, with its iconic Grade I listed pier and open coastal walks, further enhances the appeal of this enviable address.

Despite its tranquil setting, Clevedon is exceptionally well connected. The town provides swift access to the M5 motorway, placing Bristol within comfortable commuting distance, along with Bristol Airport and the wider South West. Mainline rail services from nearby Yatton offer direct connections to Bristol Temple Meads, Bath Spa and London Paddington, ensuring convenient travel both regionally and nationally. Combining breath-taking coastal scenery, privacy and connectivity, The Old School House presents a rare opportunity to enjoy refined seaside living in one of North Somerset's most desirable locations.

SUMMARY

Old School House is an exceptional coastal residence, impeccably curated to offer a lifestyle of elegance, comfort and distinction. Professionally designed by Kay of K Interiors, the house has been meticulously styled throughout, resulting in interiors of rare quality that feel both refined and deeply inviting. Occupying an enviable position very close to Clevedon Golf Club, the property combines architectural character, beautifully orchestrated living space and far-reaching views across Layde Bay.



LIVING SPACE

An impressive reception hall sets the tone on arrival, offering a gracious and elegant introduction to the house before unfolding into the magnificent open-plan kitchen, dining and living space that forms the undeniable heart of the home. Designed with both scale and atmosphere in mind, this remarkable room is perfectly suited to modern family life and sophisticated entertaining alike, marrying characterful features with contemporary finishes of the highest order. The bespoke kitchen is beautifully appointed, with an extensive range of integrated appliances, a wine refrigerator, pantry and a substantial central island with breakfast seating, creating a space that is as functional as it is striking. French doors open onto a charming courtyard terrace, an idyllic and sheltered spot for morning coffee or evening aperitifs. Beyond, the principal sitting area opens onto a generous balcony, perfectly positioned to embrace the breathtaking coastal outlook. Framed by mature pine trees, this elevated vantage point offers a spectacular setting from which to enjoy the ever-changing scenery and mesmerising sunsets across Layde Bay. The dining area is equally captivating, arranged around an original stone mantel with inset log burner, which lends warmth, texture and a wonderful sense of heritage. A discreetly integrated study area has been cleverly incorporated, providing practical workspace without detracting from the room's exceptional aesthetic.

A sculptural staircase rises through the house, enhancing the sense of architectural flow and drawing natural light through the various levels with striking effect.

ACOMMODATION

On the lower ground floor, a well-appointed utility room is complemented by a substantial bedroom suite with fitted wardrobes and a sleek contemporary shower room. French doors open directly onto a private patio terrace, creating a wonderfully self-contained space for guests, extended family or independent accommodation.
The upper floor hosts two further generous double bedrooms, one of which enjoys captivating sea and garden views. These rooms are served by a beautifully designed Jack and Jill bathroom, exquisitely finished with a freestanding roll-top bath, separate shower enclosure and twin wash basins, creating a space of both style and indulgence.
A fourth bedroom occupies a more private section of the house and is distinguished by its lofty ceiling, direct access to the garden and an elevated sitting area that adds both character and versatility. A stylish shower room off the main hall serves this area, making it ideally suited to visiting guests, multigenerational living or those seeking a degree of independence within the home.

OUTSIDE

Outside, the gardens have been professionally landscaped to create a series of beautifully arranged and highly usable spaces, designed for both privacy and entertaining. A substantial outbuilding offers excellent versatility as a home office, studio or summerhouse, complete with heating, power and internet connectivity. A raised decked terrace further enhances the outdoor lifestyle appeal, providing an inviting setting for al fresco dining and relaxed summer evenings.
Approached via a discreet private road, the property also benefits from off-street parking for two to three vehicles, together with a larger-than-average garage. Old School House represents a rare and compelling fusion of architectural heritage, coastal beauty and contemporary luxury. With its exquisitely designed interiors, privileged setting close to Clevedon Golf Club and spectacular outlook across Layde Bay, it is a home of remarkable quality and undeniable presence.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas, water & drainage

Council Tax Band A

EPC Rating D (Valid until 2034)

"WHAT THE OWNER SAYS"

"Ever disagreed over whether you want an old property with character or the simplicity and flexibility of modern day living with a new house?" asks the current owner of 17a Edgehill Road. "Well, you get both here. Blending the old and the new, this is essentially a contemporary home but with the soul and character of a period property."

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
SQ FT

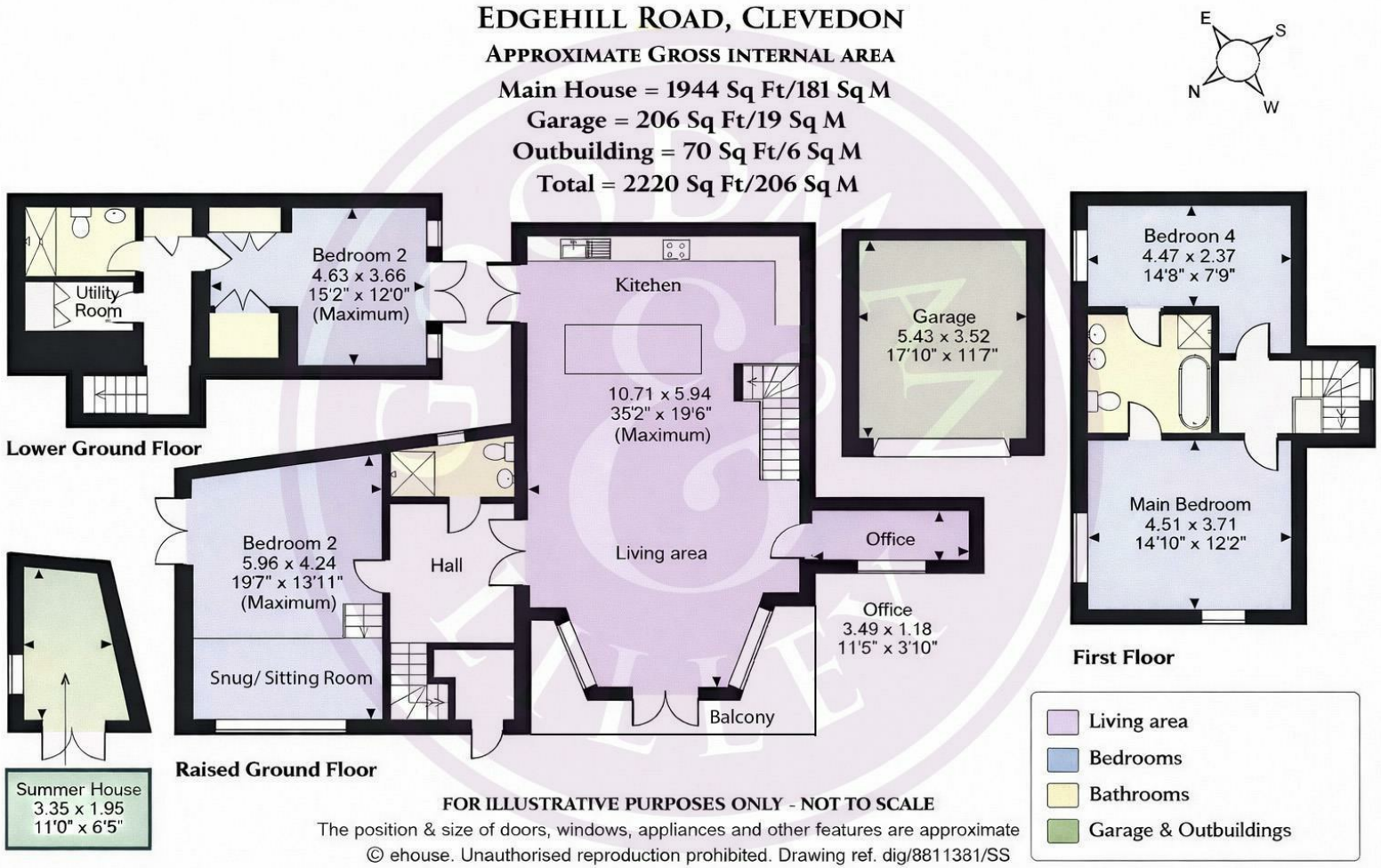
COUNCIL TAX BAND : A

RECEPTION ROOM : NULL

BEDROOMS: 4

BATHROOMS : NULL

FREEHOLD



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