



VICTORIA HOUSE 2, THE BEACH,
CLEVEDON, BS21 7QU

GOODMAN
& LILLEY







VICTORIA HOUSE 2, THE BEACH

CLEVEDON BS21 7QU

OFFERS IN EXCESS OF £1,000,000

A golden opportunity to acquire a substantial (2,215 sq. ft plus cellar) detached Victorian residence overlooking Clevedon Pier & the Bristol Channel.

Perched in one of Clevedon's most iconic and sought-after locations along the picturesque sea front, this exceptional detached Victorian bay-fronted residence commands uninterrupted, panoramic views across the Bristol Channel — with the timeless beauty of Clevedon Pier perfectly framed from your very own front windows. Steeped in character and period charm, this elegant home showcases a wealth of original features, from soaring ceilings and ornate cornicing to expansive bay windows that fill the space with an abundance of natural light. Beautifully proportioned throughout, the property offers remarkable versatility, making it equally suited to growing families, those looking to entertain in style, or anyone dreaming of an idyllic coastal retreat.

Upon entering, you're welcomed by a grand entrance hall that immediately sets the tone for the space beyond. A trap door provides access to a generous cellar—ideal for storage or future development. Three characterful reception rooms span the front of the house, each enjoying magnificent sea views and offering flexible options for formal dining, relaxed family living, or working from home in a truly inspirational setting. The kitchen sits to the rear, opening into a light-filled dining space that overlooks the mature rear garden. A small adjoining sun room, utility area, and cloakroom WC add further practicality to the ground floor layout.

Outside

The property boasts a private terrace that stretches the full width of the front elevation — a superb vantage point from which to enjoy uninterrupted, panoramic views of Clevedon's iconic seafront, the historic pier, and the ever-changing activity of this vibrant coastal setting. Whether relaxing with a morning coffee or entertaining guests as the sunsets over the water, this outdoor space offers a front-row seat to one of the town's most celebrated views. A high-walled courtyard or Italian-style garden, offering excellent privacy. Predominantly paved and laid with artificial lawn, the space is ideal for low-maintenance outdoor living. Gated access leads to a discreet side area, designed to provide concealed storage for tools and equipment.

Location

The Beach is regarded as one of the most prestigious and sought-after addresses along Clevedon's seafront, commanding a truly exceptional position with breathtaking views across the Promenade, the picturesque coastline, and the town's most iconic landmark — the historic Clevedon Pier. Properties in this location are rarely available, making this a unique opportunity to secure a home in one of the area's most admired settings. With its blend of uninterrupted sea views, timeless Victorian architecture, and vibrant coastal surroundings, this home offers an enviable lifestyle by the water's edge. Whether as a full-time residence or a coastal retreat, it presents a rare combination of character, charm, and location. An early inspection of this delightful property is highly recommended to fully

appreciate all that it offers.

Bristol 15 miles, M5 (J20) 2 miles, Bristol Airport 12 miles, Nailsea & Backwell Railway Station 7.5 miles, Cribbs Causeway Regional Shopping Centre 14 miles, Bristol Airport 12 miles (distances approximate)

Agents Notes

Services: Main water, gas, electricity and drainage are connected to the property

Fixtures and Fittings - All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

Local Authority North Somerset District Council: 01934 888888

Council Tax Band F

Viewing Strictly by appointment with the selling agents Goodman & Lilley



- Detached Grade II Listed Victorian Bay-Fronted Home
- Spacious Accommodation With Flexible Layout
- Close To Local Cafes, Restaurants & Hill Road
- In Excess Of 2,200 Sq. Ft
- Courtyard Garden & Expansive Terrace
- Extremely Rare Opportunity

- Panoramic Views Over Clevedon Pier & Bristol Channel
- Driveway Parking For Two Vehicles
- Prime Coastal Location





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Total area: approx. 205.8 sq. metres (2215.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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