



30 DIAL HILL ROAD,  
CLEVEDON, BS21 7HL

GOODMAN  
& LILLEY







# 30 DIAL HILL ROAD

## CLEVEDON BS21 7HL

GUIDE PRICE  
£335,000

An elegant two double bedroom apartment set within a prestigious period building on sought-after Dial Hill Road. Boasting high ceilings, generous proportions and a stunning lounge diner filled with natural light, this spacious home blends timeless character with modern comfort. Complete with a well-appointed kitchen, gas central heating, and the convenience of a private garage, this is refined coastal living at its finest.

### Location

Situated in one of Clevedon’s most distinguished and sought-after residential addresses, Flat 12 occupies an enviable position within St Edith’s House, a striking Grade II listed Victorian Gothic building that commands presence on Dial Hill Road. Originally constructed in the late 19th century as Hallam Hall and later extended as an orphanage, the iconic façade and architectural detailing make St Edith’s a landmark residence in this prestigious enclave.

Dial Hill Road is renowned for its elevated setting, offering residents elevated perspectives over the charming seaside town of Clevedon and, on clear days, sweeping views across the Severn Estuary towards Wales.

This refined address sits within a historic and vibrant coastal town that perfectly balances serene residential living with lively local culture. Clevedon itself boasts a beautiful Victorian seafront promenade, an ornamental Marine Lake, and the iconic Clevedon Pier — a celebrated Grade I listed pier and focal point of community life.

Just moments from this address, residents enjoy easy access to a curated selection of boutique shops, cafés, and restaurants in the town centre, as well as independent cultural venues such as the Curzon Cinema — one of the world’s oldest continuously operating purpose-built cinemas.

Excellent transport connections enhance this premier location: local bus links connect to

surrounding towns, while Yatton station is just a short distance away for services to Bristol and beyond

### Summary

Occupying an enviable position within this distinguished period residence on sought-after Dial Hill Road, this impressive two-bedroom apartment offers elegant proportions, refined character and modern-day comfort in equal measure. The property immediately impresses with its high ceilings and spacious feel, creating an uplifting sense of light and grandeur throughout.

A spacious and airy entrance hall welcomes you into the home, which is supplemented by private loft storage via a convenient hatch.

The heart of the home is the beautifully proportioned lounge diner — a superb open living and entertaining space where generous dimensions allow for both formal dining and relaxed seating areas. Tall windows flood the room with natural light, enhancing the apartment’s period charm while providing a bright and welcoming ambience ideal for both everyday living and hosting guests.

The well-appointed kitchen is thoughtfully arranged to maximise both practicality and style, offering ample storage and preparation space, perfectly suited to contemporary lifestyles while complementing the character of the building.

Both bedrooms are comfortable doubles, each enjoying excellent proportions and continuing the

theme of space and elegance found throughout the apartment. The accommodation is served by a stylish bathroom, completing a layout that is both functional and beautifully balanced.

Modern comforts are seamlessly integrated, including gas central heating for year-round efficiency and warmth, which is further enhance by fully restored windows with slimline double glazing. Externally, the property benefits from the rare advantage of a private garage, providing secure parking or valuable additional storage. offering ease of access and enhancing the convenience of this refined coastal home.

Combining timeless architectural character with generous internal space and practical amenities, this exceptional apartment presents a rare opportunity to acquire a home of distinction in one of Clevedon’s most desirable addresses.

### Additional Information

Tenure- Leasehold  
Council Tax Band- B (North Somerset Council Services- Mains Gas, Electric, Water & Sewage Service Charges- £141.75 per month  
EPC-C (Valid until February 2036)



- Two Bedroom Flat
- Period Features
- Sought After Location
- Close To Hill Road
- Elevated Views
- Garage

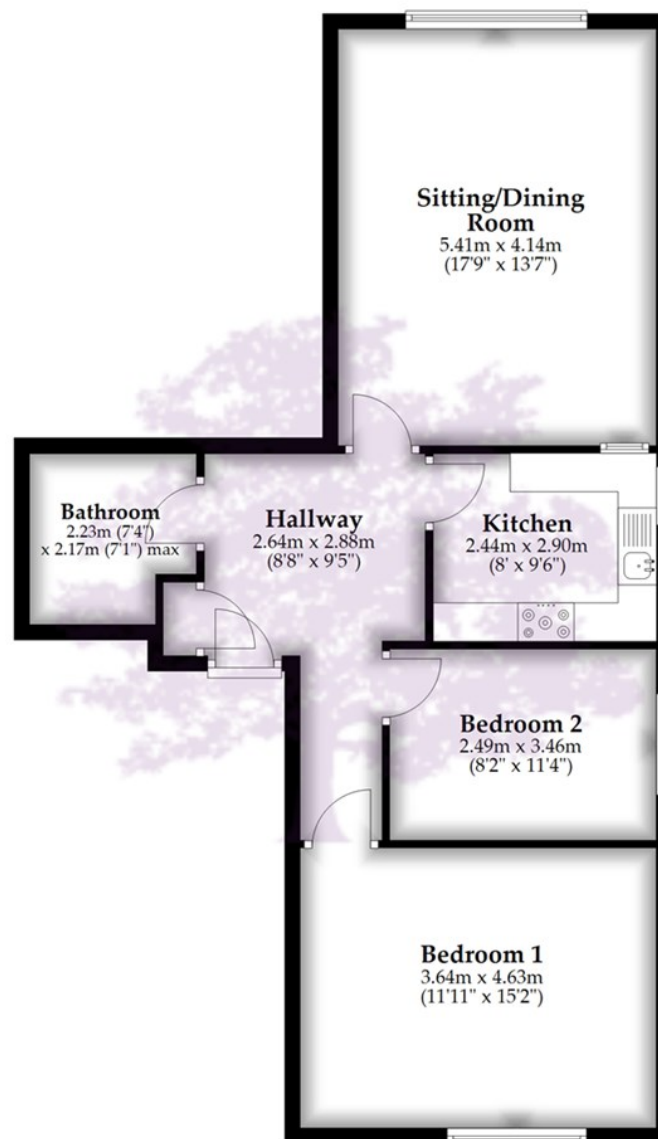




GOODMAN  
& LILLEY



Flat 12, St Ediths, 30 Dial Hill Road



Total area: approx. 72.0 sq. metres (774.7 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.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla