



39 OLD STREET,  
CLEVEDON, BS21 6DA

GOODMAN  
& LILLEY













# 39 OLD STREET

## CLEVEDON BS21 6DA

# ASKING PRICE

## £510,000

A Substantial and Characterful Victorian Detached Family Home in the Heart of Clevedon

Conveniently located within easy reach of Clevedon's vibrant town centre, this beautifully presented and substantially extended Victorian detached residence combines timeless period character with a wealth of modern enhancements. Offering spacious and versatile accommodation throughout, the property is ideally suited to family living and those who appreciate both charm and convenience.

### Description

The ground floor boasts two elegant reception rooms, including a bay-fronted living room with open fire and a cosy sitting room with feature log-burning stove — perfect for relaxed evenings. Double doors open into a bright conservatory overlooking the garden, creating a seamless flow of living space. At the heart of the home, the impressive open-plan kitchen/dining room is fitted with an extensive range of units, integrated A+ energy-efficient appliances, NEFF double ovens, induction hob, and underfloor heating, making it a perfect space for both family meals and entertaining. A stylish cloakroom and a luxury fitted family bathroom with both bath and walk-in shower complete the ground floor.

To the first floor are three generously proportioned bedrooms, with the principal room benefitting from a bay window and fitted wardrobe, while each enjoys pleasant aspects to the front or rear.

Outside, the property offers a wonderful garden with a rare and unique feature — a timber bridge crossing the Land Yeo River, opening into a generous lawned area with mature trees, fruit bushes, and two raised decked seating areas. The enclosed front garden and private courtyard create further areas for relaxation, while a rear gate provides access to Teignmouth Road with available on-street parking.

Further highlights include solar panels, efficient heating, and modern fixtures, all enhancing the home's period detailing such as ceiling roses, coving, and bay windows.

This is a truly special home offering a perfect blend of Victorian charm and modern family living, best appreciated by an internal viewing.

### Location

Convenient and sought after location within close proximity to the attractions and amenities of Clevedon town centre, as well as easy access to the M5 junction for commuters.

Motorway access is particularly convenient: the M5

Junction 20 is a mere 0.75 miles away, with other junctions like J21 only around 6–7 miles distant.

Rail options: The nearest station is Yatton, approximately 3.3 miles away. Nailsea & Backwell is the second closest at about 4.4 miles

Supermarkets within easy reach include Aldi (0.64 mi), Tesco (0.87 mi), and Asda (1.07 mi), offering convenient options for everyday shopping.

Healthcare: The Clevedon Medical Centre is about 310 yards away, with North Somerset Community Hospital even closer at around 200 yards

Education: Families benefit from nearby schools—St Nicholas Chantry Church of England Primary School is approximately 400 yards off, while Clevedon School (secondary) is just 0.8 miles away.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

#### Entrance/Hallway

Attractive centrally located entrance hallway, accessed via double glazed UPVC front door. Doors leading to sitting room and second reception living room. Stairs rising to first floor landing.

#### Living Room

Large and welcoming space with open fire and mantle. A ceiling rose and coving provide traditional and stylishly on trend original features. Bay window with UPVC double glazing. Double doors lead into the conservatory.

#### Sitting Room

Another sizeable reception room with feature wood burning stove including slate hearth and oak mantle. An opening into the kitchen/dining space provides a natural flow for family life or entertaining. There are double doors into the space under the stairs that lead into the downstairs WC. UPVC double glazed windows to the front aspect.

### WC/Cloakroom

Partly tiled walls, vanity sink and WC.

### Kitchen/ Diner

Fitted kitchen with extensive wall and base units with work surfaces over. Inbuilt oven and microwave with separate induction hob and extractor fan over. Space for integrated washing machine, dishwasher and large fridge/freezer. One and a half bowl sink unit with central mixer tap. The space benefits from an inbuilt storage cupboard which houses the wall mounted gas boiler for ease of maintenance and accessing controls. Door leading into the conservatory area and UPVC double glazed door providing access to the side and rear of property.

### Conservatory

Full UPVC double glazing, with French doors leading into the rear garden. Includes power sockets and roof vent. Wooden laminate flooring throughout provides style and practicality.

### First Floor

#### Landing

Doors leading to all bedrooms and family bathroom. Loft hatch complete with folding ladder into loft space, which is insulated and partly boarded for storage

#### Master Bedroom

Great sized master bedroom with a neutral and tranquil feel. Coved ceilings and three radiators. UPVC glazed bayed window with front aspect. Inbuilt wardrobe with both hanging and shelving space.

#### Bedroom Two

Coved ceiling, radiator and UPVV double glazed window to rear aspect.

#### Bedroom Three

A great sized third bedroom. Coved ceilings, radiator. UPVC double glazed window to front aspect.

### Family Bathroom

High quality bathroom suite including double ended bath with mixer tap, separate walk in shower unit with mains

shower. Wall mounted hand basin and WC. The room is fully tiled across walls and flooring which is electric heated. There is also a heated towel rail, and extractor fan. There is further storage in the form of a built in cupboard and light provided by a UPVC double glazed obscured window to the rear aspect.

### Outside Space

#### Front Garden

Enclosed walled garden with pathway to front door. Side gate for ease of access to rear.

#### Rear Garden

Two distinct garden areas. The first is an enclosed patio area. After crossing the timber bridge you enter into a large lawned area, which features established border and planting. The garden boasts a variety of soft fruits and two raised decked areas.

### Additional Information

-The property does benefit from having solar panels from which the vendor receives a yearly yield.

-There is also planning permission for a two storey extension.



- Central Clevedon Location
- Detached Period Property
- Kitchen/Diner
- Sizeable Garden
- Easy Access To Motorway Junction
- Solar Panels







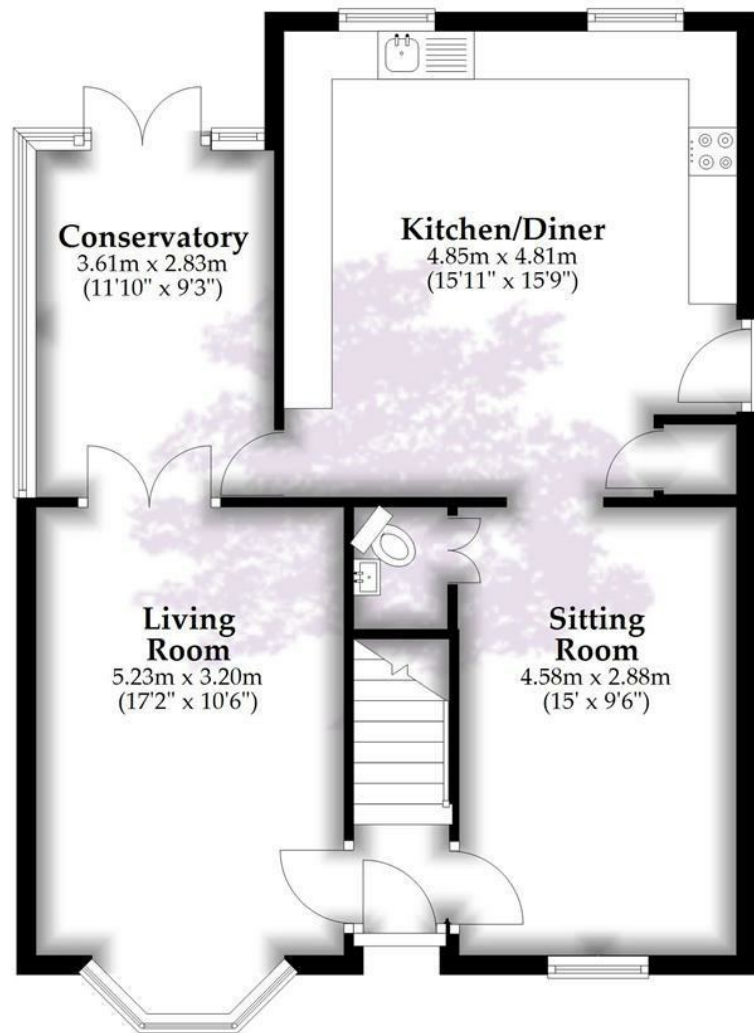


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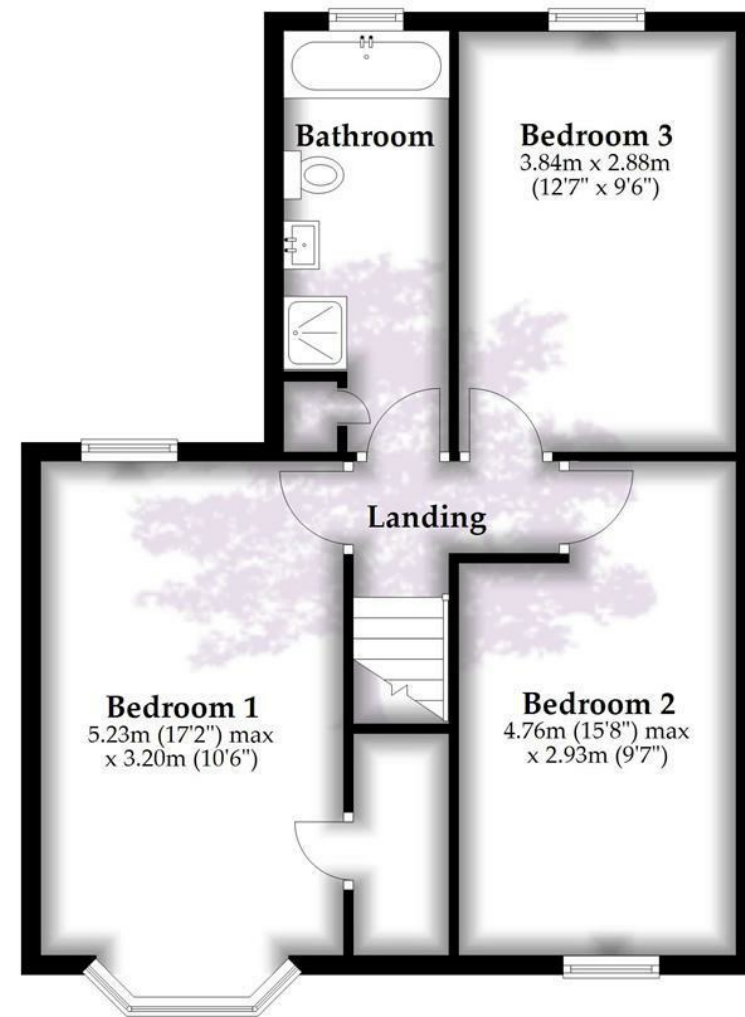




## Ground Floor



## First Floor



Total area: approx. 114.8 sq. metres (1236.2 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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