

## West View House Lower Claverham, Claverham, North

Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOME
- 0.8 ACRE MATURE PLOT | UPDATING
- HUGE POTENTIAL | REDUCED FOR AUCTION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DETACHED FAMILY HOME occupying a MATURE 0.8 PLOT with Garage and Outbuildings | Scope for UPDATING and EXTEND stp | Reduced - was £875k

# West View House Lower Claverham, Claverham, North Somerset, BS49 4PZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | West View House, Lower Claverham, Claverham, North Somerset BS49 4PZ

Lot Number 12

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

West View House is a charming Freehold detached family home dating back to the 1700's (not listed) in this sought after village location. The property is in a quiet spot on the edge of the Village and occupies a mature 0.8 acre plot with parking area, double garage, workshop, garden studio, patio area, landscaped grades and orchard with Apple, Plum, Pear and Walnut trees. The accommodation (2873 Sq Ft) is arranged over 2 floors with 3 reception rooms, kitchen, utility room and bathrooms on the ground floor plus 4 bedrooms, en suite and family bathroom upstairs. Sold with vacant possession.

Tenure - Freehold  
Council Tax - F  
EPC - F

### THE OPPORTUNITY

UPDATING | EXTEND

The property has been a much loved family home for many years and would now benefit from updating.

Whilst it has been previously extended over the years the rear elevation is ripe for a remodel and a two storey extension to create both a large open plan kitchen and living space opening onto the rear garden on the ground floor and to increase the size and number of bedrooms / bathrooms on the first floor.

The various outbuildings may also offer further scope for development. All subject to gaining the necessary consents - we understand no planning of this nature has been recently sought.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents at £875,000 and now has a reduced guide price for sale by live online auction.

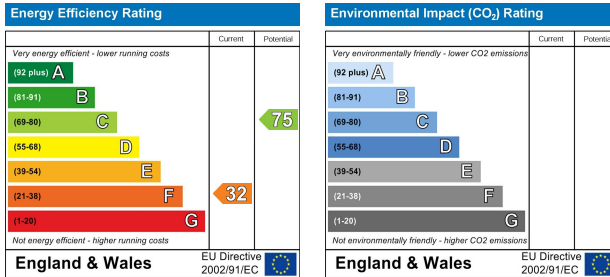
### LOCATION

The sought after North Somerset village of Claverham has local facilities on its High Street, and its primary school (and village hall) are within a walk. More comprehensive shopping, social and recreational facilities are in the nearby village of Yatton, which offers all sorts of shops, restaurants and pubs. Bristol and Weston-super-Mare are within easy daily commuting distance via the A370 and there is access to the national motorway network at Clevedon, a short drive away. Yatton Railway Station offers a mainline railway service and Bristol International Airport is also within easy reach. Claverham is in the school catchment area for Backwell (and there are private schools in the area at Bristol, Sidcot and Wraxall). The countryside around offers a host of country pursuits inc. walking, fishing, riding and sailing.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.