

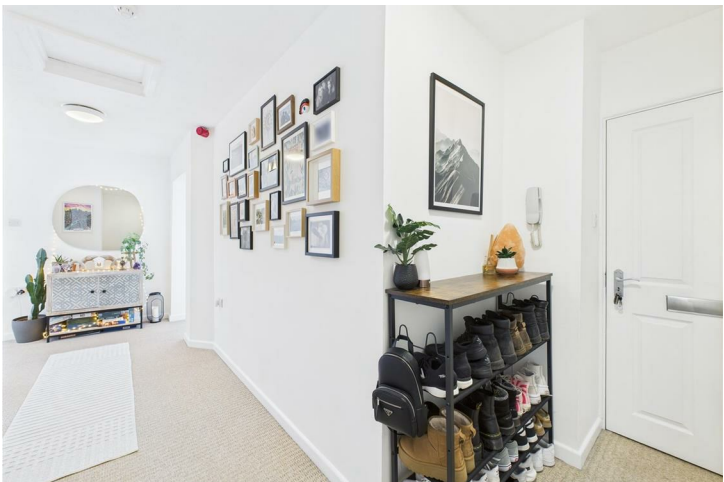
Dial Hill Road Clevedon BS21 7HL

£350,000

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
868.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage



Outside
Communal



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Leasehold

Set within the landmark St. Edith's building, this stunning first-floor apartment offers a perfect blend of historic charm and modern living. Originally constructed in 1870 as Hallam Hall by Reverend Jabez Horne, the building later became an orphanage that operated until 1974. Today, St. Edith's is a Grade II Listed structure that has been thoughtfully converted into 17 apartments, preserving its striking gothic-style exterior, complete with intricate windows and a turret. Apartment 11 certainly captures the essence of this unique building, with a true "wow" factor that seamlessly combines period elegance and contemporary comfort.

Upon entering this beautiful apartment, you are welcomed by a well-designed, linear layout that ensures each room is carefully positioned to take full advantage of the breathtaking South West-facing views. Whether you're relaxing in the spacious living area, enjoying a meal in the dining space, or unwinding in the comfortable bedrooms, you'll be treated to panoramic vistas stretching from the Mendip Hills to the Bristol Channel, and all the way to the Brecon Beacons and beyond. These spectacular views provide a sense of peace and tranquility, while offering a constant reminder of the stunning natural beauty surrounding Clevedon.

The interior of the apartment has been thoughtfully updated by the current owners, blending period features with modern finishes to create a stylish yet functional living space. High ceilings, large windows, and original architectural details, such as decorative cornices and period mouldings, create a sense of openness and light throughout. The seamless flow between the living spaces provides a perfect environment for both relaxation and entertaining. Each room has been carefully curated, with attention to detail ensuring comfort and practicality, while maintaining the building's historic character.

An excellent feature of this apartment is the abundance of storage space, with multiple cupboards, a loft storage area, and a garage, providing ample room for all your belongings. Located on Dial Hill Road, the apartment is just a short walk away from the vibrant Hill Road, with its mix of cafes, restaurants, and bars. Clevedon Cricket Club and a variety of scenic woodland walks are also right on your doorstep, offering a perfect balance of urban convenience and natural beauty.

Apartment 11 is truly a rare find – a remarkable opportunity to live in a beautifully restored building with a rich history, combined with all the modern amenities and stunning views Clevedon has to offer.



Historic charm, modern comfort, and breathtaking views – welcome to St. Edith's, apartment 11



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 04.07.1978

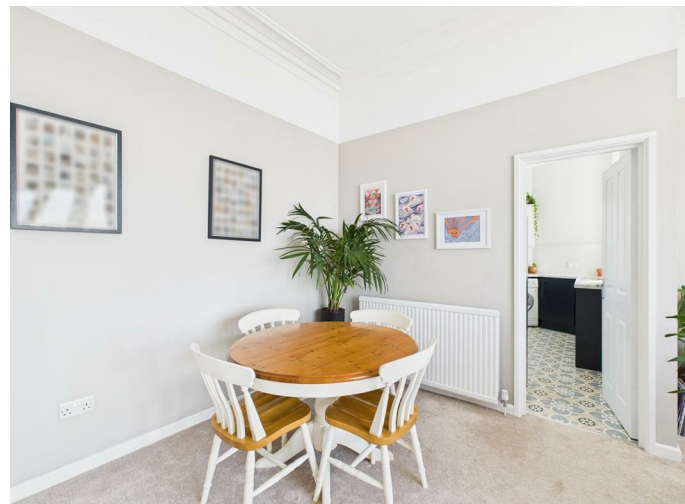
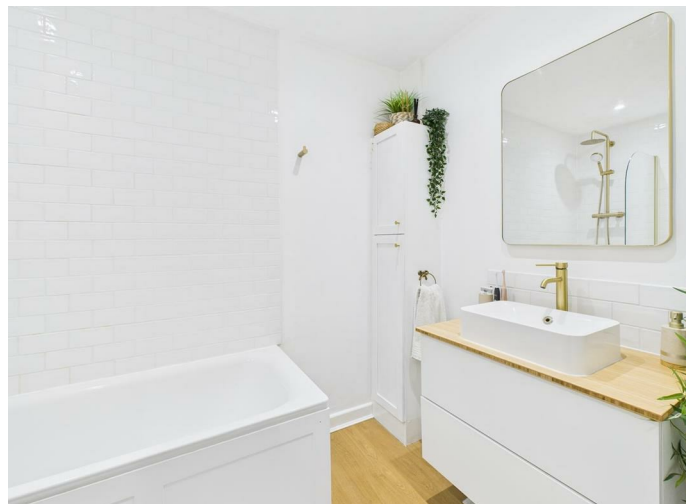
Service Charge = £1,701 per annum.

The lease permits pets

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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