



58 Dial Hill Road, Clevedon,  
North Somerset, BS21 7EL





58 Dial Hill Road is a substantial 1930's detached family house with extensive living space and four excellent bedrooms with two bathrooms. This is the first time this house will have come to the market in around 38 years. From its prominent position, stunning views extend across the channel towards Wales and down the bay to the North Devon coastline. The gardens are generous and well designed. This is a unique opportunity to purchase a house with such a great position and views.



- Impressive 1930's detached house
- Panoramic channel views
- Generous accommodation
- Excellent gardens
- Sought after Dial Hill position
- Within striking distance of the sea front and Hill Road with its boutique, shops and restaurants

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

An impressive 1930's arched entrance with french doors opening to an entrance vestibule with its original 1930's quarry tiled floor. With the original stained glass doors and matching side windows which open to the:

#### **Elegant Reception Hall**

With its surrounding plate rack, moulded skirtings and dado rail and an attractive dog leg staircase which rises to the first floor bedroom accommodation. Understairs cupboard.

#### **Cloakroom**

With WC and washbasin. Double glazed window.

#### **Sitting Room**

27' 0" into bay x 12' 0" (8.22m into bay x 3.65m) An impressive room with dual aspect views which extend south down the coast. These views draw the eye to the north Devon coast. Additional features include the open fireplace with display niches to one side. High moulded skirtings, surrounding display rack. There are french doors which open directly into the:

#### **Lounge/Dining Room**

22'0" x 13'8" max 10'0" min A fabulous addition to the house. This amazing open plan space with windows along one side and french doors looking out onto the gardens. So much space and so much light. This has been a great party room.

#### **Dining Room**

14' 8" x 11' 9" (4.47m x 3.58m) An impressive second reception room and once the formal dining room. This would make a good office or second sitting room for the kids.

#### **Kitchen**

18' 4" x 8' 5" (5.58m x 2.56m) Fitted with a range of cupboard and drawer units with wood effect working surfaces. The integrated appliances include two Miele built in ovens, Miele warming drawer and a four ring gas hob. There is space for a fridge and a freezer. From the double bowl sink unit views extend out onto the gardens.

#### **Utility Room**

11' 0" x 6' 9" (3.35m x 2.06m) With a double glazed door leading out onto the side path with access to the gardens and to the back of the garage. There is also access to the Ideal Mexico gas fired central heating boiler. There is plumbing for the washing machine.

#### **FIRST FLOOR**

Half landing with stunning roof top views to the Bristol Channel.

#### **Large Galleried Landing**

With access to the roof space with a loft ladder.

#### **Master Bedroom**

17' 4" into bay x 13' 0" (5.28m into bay x 3.96m) Magnificent dual aspect views encompass the Mendips, Wales and down the bay towards the North Devon coastline. There is even a bird's eye view of Clevedon's pretty band stand located on the sea front. Measurements include a great range of built in wardrobes and drawer units which also extend to a dressing table. There is a further shelved storage cupboard.

#### **Bedroom 2**

15' 4" into bay x 10' 7" (4.67m into bay x 3.22m) With dual aspect views across the channel and down the bay towards the North Devon coastline. Built in wardrobe.

#### **Bedroom 3**

12' 0" x 10' 0" (3.65m x 3.05m) Measurements include a good range of built in wardrobes. Dual aspect views extend over the gardens and there are also glimpses of the Mendip Hills.

#### **Bedroom 4**

10' 6" x 8' 5" (3.20m x 2.56m) With a pair of windows looking out onto the gardens.

#### **Bathroom**

Well fitted with a double ended bath and central tap. His and hers washbasins with vanity cupboards and drawers below and a WC and bidet. Attractively tiled to all walls.

### Luxury Shower Room

Beautifully appointed with a fabulous shower and washbasin with cupboard below. Sumptuous tiling to walls and floor with underfloor heating. Access to a useful storage cupboard.

### OUTSIDE

The driveway provides parking and leads to the single garage 15' x 9'. The garage has the advantage of a rear door to the gardens. The front gardens are slightly elevated with a central lawn and surrounding borders. A side gated access leads to the impressive:

### Rear Gardens

These gardens are a particular asset of the property with a curvaceous lawn and beautifully planted borders well stocked with a wide variety of shrubs and trees. In the far right corner a generous patio is well positioned for the evening sun. Back towards the house is a garden shed.

**Tenure:** Freehold

**Local Authority:** North Somerset Council Tel: 01934 888888

**Council Tax Band:** G

**Energy Rating:** E

**Services:** All mains services connected. The gas central heating boiler is on a British Gas service contract.

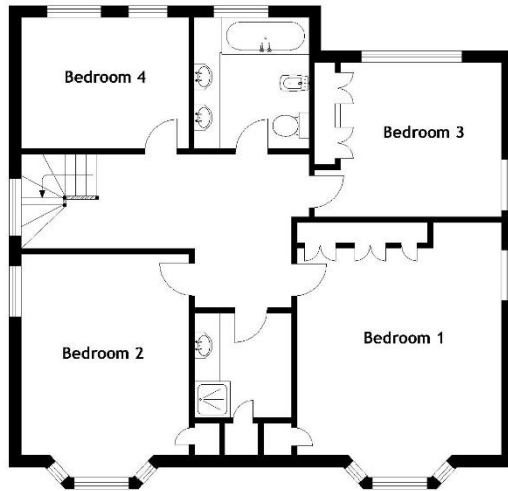
All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771



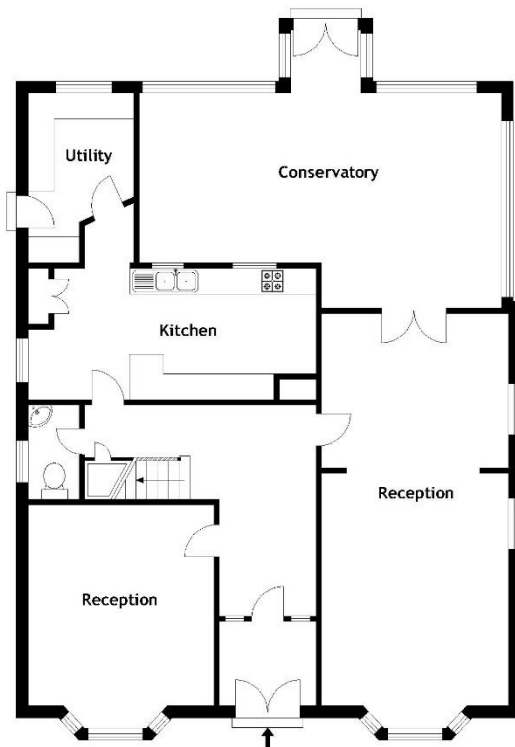
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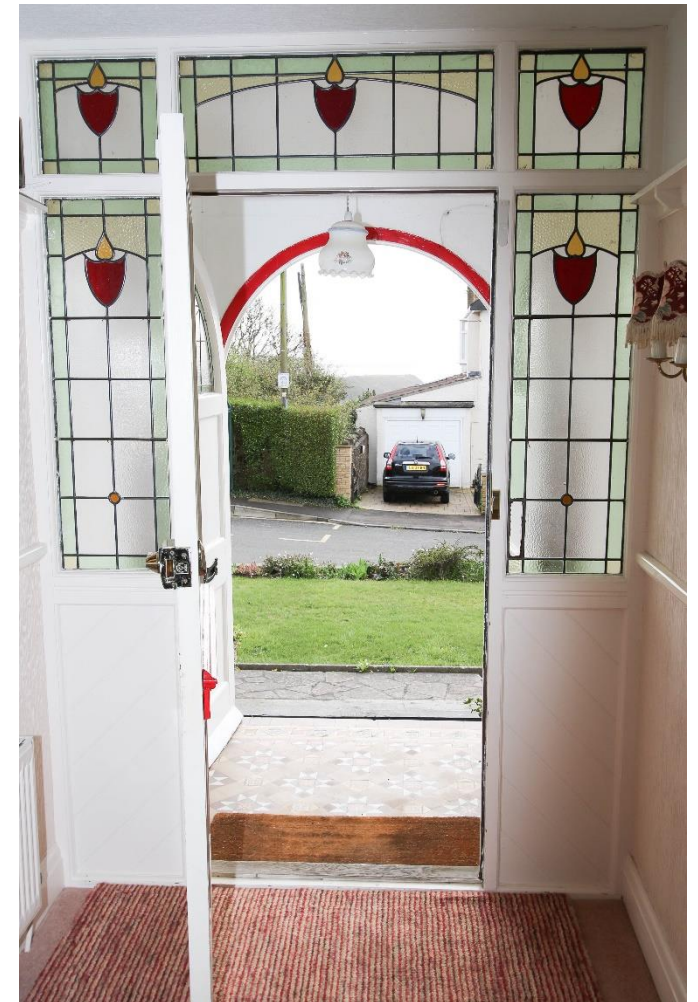
58 Dial Hill Road, Clevedon BS21 7EL  
Approx. Area 2026.80 Sq. Ft - 188.30 Sq. M



First Floor



Ground Floor



For illustrative purposes only. Not to scale.

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.  
Floor plan produced by Westcountry EPC

