



Victoria House

2 The Beach, Clevedon, BS21 7QU



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A completely unique, detached, double fronted Victorian home on the Clevedon waterfront with stunning water views, a generous footprint of 2215 square feet and off-street parking for two cars.

Detached, Victorian, west facing home with generous proportions totalling 2215 sq ft and period charm throughout | Prime waterfront location with stunning water / pier / sunset views and close proximity to amenities | Characterful kitchen breakfast room with range cooker and separate utility | Open plan dining room with direct garden access and adjoining sunroom | Impressive bay fronted period drawing room with fireplace and adjoining study | Second, charming bay fronted sitting room with water views | Two generous bay fronted double bedrooms with outstanding water/pier views | Two comfortable rear double bedrooms, an en suite shower room and family bathroom with jacuzzi | Study / bedroom 5 | Sun terrace to the front and a private east facing, rear walled garden with a dining terrace and shed | Off street parking for two cars | No onward chain | EPC:

Situation

Situated directly on Clevedon's charming seafront, Victoria House enjoys an enviable position in the heart of this historic coastal town with excellent restaurants and cafes on the doorstep. Overlooking the picturesque shoreline and promenade, the property is just moments from the town's iconic Victorian pier.

The seafront offers beautiful walks along the pebble shoreline of Clevedon Beach and the nearby tidal pool at Clevedon Marine Lake, popular for open-water swimming, paddleboarding and family days by the water. The boutiques, cafés and restaurants of Hill Road is within easy reach, offering a vibrant mix of independent shops and everyday amenities. Salhouse Fields, with its open green space, leisure facilities and coastal paths, provides an ideal setting for recreation and enjoying the coastal scenery. The nearby, historic Curzon Cinema is an excellent institution for film and the arts.

Families will appreciate the proximity to excellent local schools, including the highly regarded Clevedon School (Ofsted Good)







and a choice of well-rated primary schools – all within easy reach. Excellent private schools are also nearby with the Downs Preparatory School in Wraxall and Sidcot School, Clifton College and numerous excellent Bristol schools circa 14 miles distant.

Commuters are well-served with easy access to the M5 motorway, providing quick links to Bristol and the wider motorway network. Yatton Railway Station provides direct links to Bristol Temple Meads and London Paddington whilst Bristol airport is a mere 10 miles with flights to most of Europe.

For Sale Freehold

Victoria House is a substantial, double fronted, detached, Victorian home set back from the road and accessed via a wide, block paved drive with parking for two vehicles comfortably and a border of mature shrubs and perennials. A short flight of steps leads up to a deep and spacious west facing, flagstone terrace, ideal for sunsets or watching the world go by.

The front door leads into a spacious entrance hall with high ceilings, original floorboards and plenty of space for coats and boots. To the right is a fantastic, bay fronted, drawing room with double glazed sash windows with made to measure curtains, chandelier lighting, ornate ceiling rose, dado rails, an original cast iron fireplace with ornate timber surround, integrated alcove shelving and original flooring throughout. The views over the Bristol Channel, Clevedon Pier and Wales beyond are phenomenal.

Adjoining the drawing room is a characterful study or dining room with the same period detail and views over the rear garden.

Mirrored on the other side of the hall is a second lovely, bay fronted, sitting room with the same double glazed sash windows, made to measure curtains, fitted shelving and intricate period charm. This room benefits from the same stunning views and is a lovely space in which to relax, work or entertain.

At the end of the hall, glazed French doors to the left lead into a charming, farmhouse kitchen with chandelier lighting, ample timber wall and base units for storage, solid worktops with upstand and an integrated stainless-steel sink. The appliances include a Rangemaster cooker with a six-ring gas hob, two ovens and grill and a dishwasher. The room flows seamlessly into a lovely, light dining room with glazed, folding doors directly onto the garden. A wc and useful utility room sit adjacent with dual aspect glazed sunroom providing a quiet and peaceful spot in which to relax with a book.

A charming, carpeted timber staircase, with built in storage and a recessed alcove below, leads to the spacious, first floor landing. Bedrooms one and two face the front elevation and are both abundantly charming, generously proportioned bay rooms with fitted wardrobes and stunning water / pier views towards Wales. The bays





provide a perfect spot for admiring the view and watching the world go by. Bedroom one benefits from an en suite wc with fitted sink unit. Bedroom five, between the two rooms, works perfectly as a nursery or a study with a view.

There are two further, large double bedrooms to the rear, both with fitted wardrobes. Bedroom three has a light and spacious en suite shower room whilst the other bedrooms are served by a substantial, tiled, dual aspect family bathroom with a built-in jacuzzi bath, WC, bidet and wall mounted sink unit.

Outside

Externally, the walled gardens to the rear are abundantly private and manageable with an astro turfed lawn, a border of climbers providing scent and colour, a flagstone terrace and a garden shed. The garden makes for a quiet and peaceful spot in which to relax with the morning paper or an afternoon pot of tea.

The property is being sold with no onward chain.

Directions

All mains connected

Local Authority

North Somerset Council: Tel: 01934 888888
Council Tax: Band F

Directions

Post Code BS21 7QU

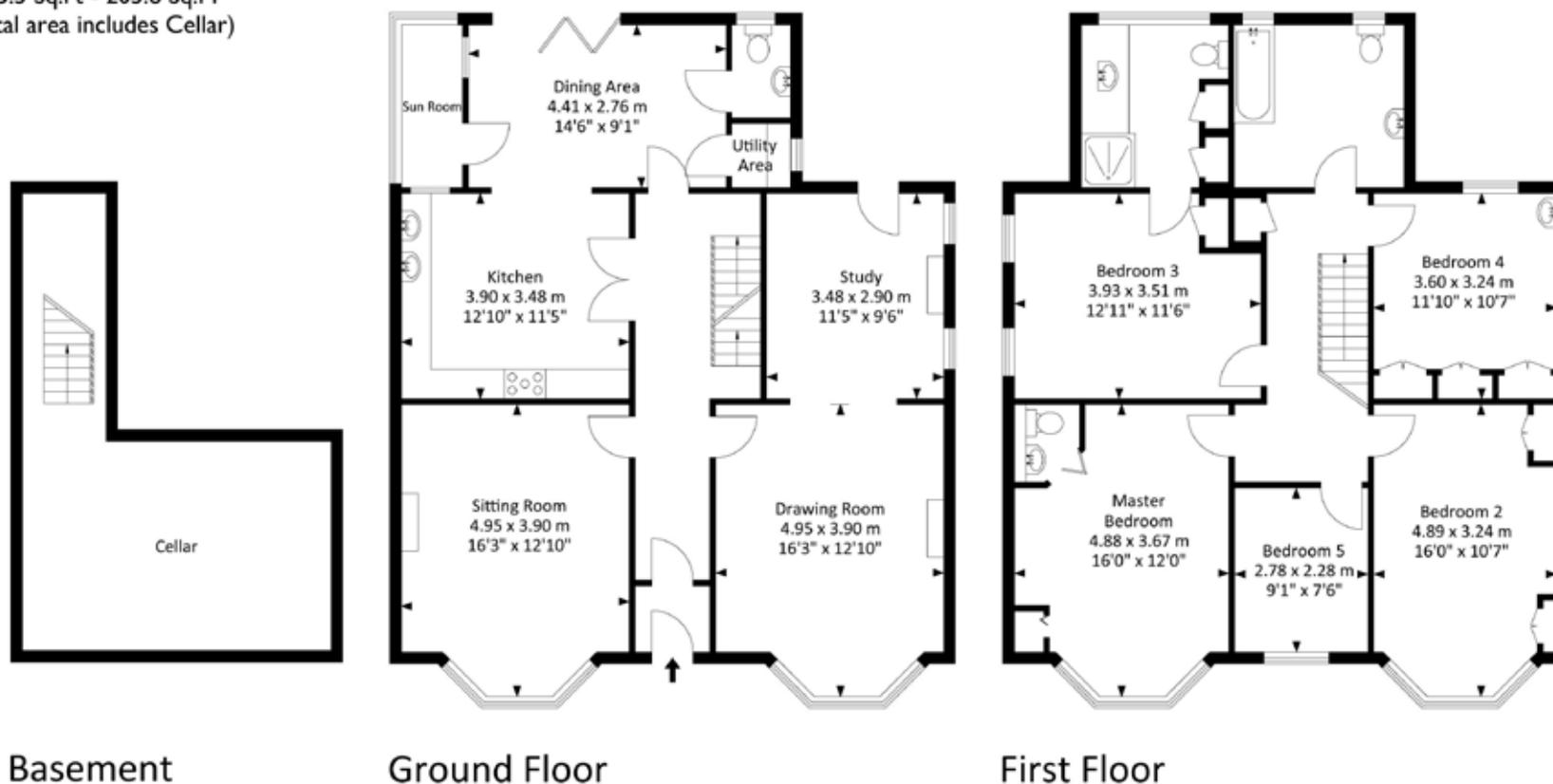
Viewing

Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
2215.5 Sq.Ft - 205.8 Sq.M
(Total area includes Cellar)



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.

