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

Offers In Excess Of £700,000

A substantial (1900 sq ft) detached freehold family home positioned in extensive mature gardens.

- Freehold detached home
- 3 reception rooms
- 3 double bedrooms
- Master with ensuite shower room
- Large laundry room/cloakroom
- 0.8 acre mature garden
- Scope for development
- Double garage
- Workshop/garden studio

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.

The Property

West View House is a charming and generously proportioned detached family home, believed to date back to the 1700s and occupying a peaceful position on the edge of this highly sought-after village. Although not listed, the property retains a wealth of delightful period character and occupies a mature plot of approximately 0.8 acres. Approached via a private parking area, the property offers an impressive range of outdoor amenities, including a double garage, workshop, garden studio, patio, landscaped gardens and an established orchard. Extending to approximately 2,873 sq ft, the accommodation is arranged over two floors and provides three reception rooms, a spacious kitchen, utility room and bathroom on the ground floor, with four bedrooms, an en-suite shower room and family bathroom on the first floor. The house combines modern comfort with an abundance of period charm, including exposed beams, stone walls and an original fireplace with cast-iron oven, now complemented by a modern log burner, perfect for creating a warm and cosy atmosphere on colder evenings. The generously sized kitchen is fitted with ample Quaker-style cream wall and base cabinets complemented by a substantial black worktop providing excellent preparation space. Beautiful flagstone flooring adds to the character of the room, while the generous proportions allow space for a dining table, making it ideal for relaxed breakfasts and informal family meals. Adjacent to the kitchen, the dining room provides an excellent space for entertaining. The exceptionally spacious living room features a striking fireplace with a large wood-burning stove, creating a welcoming focal point during the winter months. Exposed beams further enhance the character of the room, which also provides access to a second substantial reception room. From here, doors lead directly onto an expansive paved patio, creating a seamless connection between the house and garden and providing an excellent setting for outdoor entertaining. The ground floor is completed by a bathroom and a separate utility/cloakroom, offering useful storage for coats, boots and wellies after long country walks. Upstairs, there are four generously proportioned bedrooms, together with the family bathroom. The principal bedroom benefits from a well-sized en-suite shower room, providing a comfortable and private retreat. Outside, the property continues to impress. A substantial the double garage and separate garden studio provide excellent additional space, while the mature and beautifully established gardens have been thoughtfully divided into a series of areas of differing character. Steps lead through the landscaped gardens to a pond set within a lawned area, beyond which lies the property's productive and picturesque orchard, planted with a selection of established fruit and walnut trees. With its generous accommodation, extensive grounds, wealth of period features and peaceful village-edge setting, West View House offers an exceptional family home with plenty of space both inside and out. It is a property ideally suited to family life, while also providing excellent opportunities for entertaining, home working and enjoying the surrounding countryside.

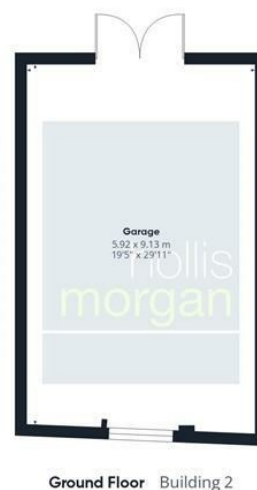
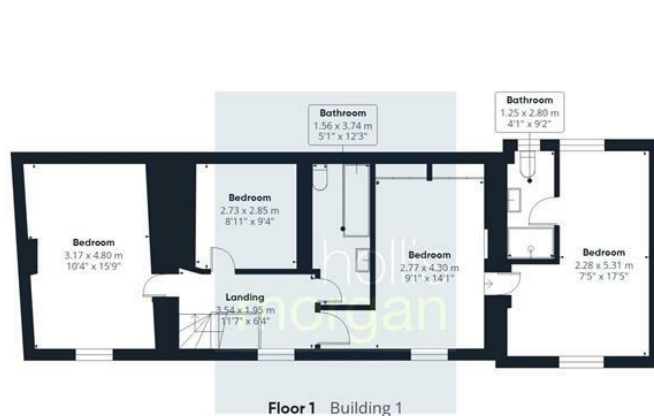
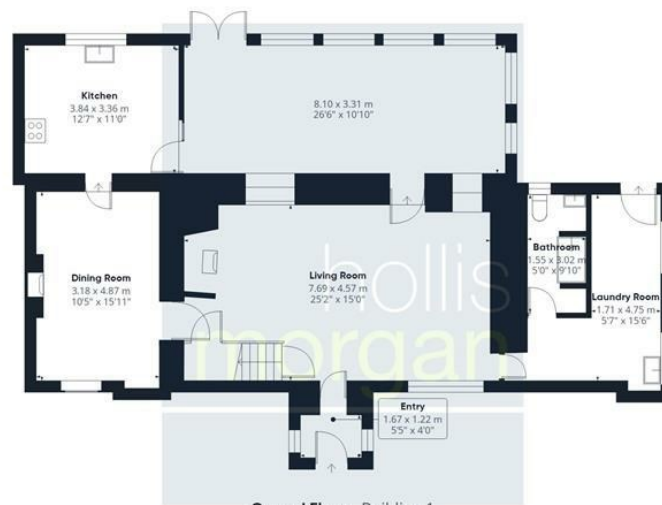
Other Information

Freehold.
Council Tax Band: F

Please Note (NB)

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Approximate total area^m
266.5 m²
2873 ft²

(1) Excluding balconies and terraces

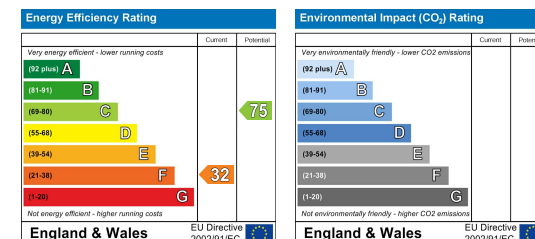
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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