Leyton Mews, 45 Hill Road, Clevedon, BS21 7PD

£325,000

Steven Smith

Tucked away in a peaceful backwater just moments from Clevedon's highly sought after Hill Road, this characterful cottage offers an idyllic blend of coastal charm and modern lifestyle. The property, Leyton Mews, welcomes you through a charming stable door into a space where exposed stone walls, beautiful flagstone floors, and bright skylights create an instantly warm and inviting atmosphere. The layout flows into a living area featuring exposed floorboards, which leads up to a mezzanine level. This additional elevation provides the ultimate flexible space, serving as an inspiration filled home office or a cosy occasional snug. Outside, your private, shingle stone courtyard garden acts as an intimate sun trap perfect for morning coffees or evening drinks under the stars, complete with a feature palm tree that brings a touch of Riviera style right to your doorstep.

Living here means immersing yourself in one of Clevedon's most vibrant and fashionable neighborhoods. Step outside your hidden retreat and you are immediately greeted by the boutique shopping, independent cafes, and award winning dining options that make Hill Road the town's premier lifestyle hub. Whether you are strolling down to the historic seafront, enjoying a weekend brunch at a local eatery, or simply relaxing in your private sanctuary, this property offers an unparalleled opportunity to enjoy the very best of sophisticated coastal living.

Accommodation (all measurements approximate)
Stable door opens to:

Kitchen/Diner 15' 1" x 9' 1" (4.59m x 2.77m)
Beautifully fitted with a range of wall and base units with solid wood work surfaces incorporating a Belfast sink, plumbing for washing machine and slimline dishwasher. Electric oven with four ring gas hob and contemporary extractor hood. Exposed stone walls, flagstone flooring, two skylights, access to the Vaillant gas fired combination boiler, space for a fridge/freezer, window looking out to the courtyard. The kitchen/diner flows through into the:

Hallway
With further exposed walls and wooden floorboards, skylight.

Living Area 18' 3" x 9' 11" (5.56m x 3.02m)
A lovely space with steps rising to the mezzanine, spotlights, exposed floorboards, high window providing natural light.

The Mezzanine
This space could be used as an occasional bedroom with a pull out bed or a home office.

Bedroom 1 11' 0" x 10' 9" (3.35m x 3.27m)
Measurements exclude two built in wardrobes. Exposed floorboards and stone wall, window.

Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)
A second double bedroom with feature stone wall, exposed floorboards, window, skylight.

Bathroom
Beautifully fitted with a three piece white suite of WC, washhand basin with storage below and tiled splashback. Bath with mains shower, partially tiled walls, chrome ladder radiator, skylight, tiled floor.

OUTSIDE
From Hill Road a wrought iron gate opens to the side of Number 45 leading to a second lockable wrought iron gate which opens to the rear of the property giving access to the front door of Layton Mews. Outside of the kitchen window is a stone chipping area ideal for a table and chairs and there is a small raised area with a feature palm tree and shrubs. The garden is very pretty.

Term: 999 years from 1 January 2000

Management Company: 45 Hill Road Management Company Ltd (3 flats)

There are no management charges, each flat contribute to the insurance and any repairs.

Health & Safety Statement
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.
Please Note
Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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