



The Garden House, 60a Dial Hill Road, Clevedon, BS21 7EW

**£825,000**

Steven  
*Smith*



Individually built and showcasing a striking contemporary design, this impressive three bedroom detached home is perfectly positioned on the highly sought after Dial Hill Road in Clevedon, an area renowned for its attractive surroundings and convenient access to the town's charming coastal lifestyle. Stepping inside, the welcoming hallway immediately sets the tone with a fresh, modern feel that flows effortlessly throughout the home. The heart of the property is the beautifully designed open plan living space, offering a bright and sociable environment ideal for both everyday living and entertaining. Bi-fold doors open seamlessly onto the rear garden, allowing natural light to flood the room and creating an effortless connection between indoor and outdoor spaces, while tilt and turn windows to the front provide additional light and flexibility. The kitchen is sleek and contemporary in style, centred around a stylish island that creates the perfect space for cooking, dining and gathering with family or friends. High quality built in appliances enhance both practicality and design, making this an inviting yet functional hub of the home. A useful utility room and a conveniently located downstairs WC complete the ground floor accommodation. Upstairs, the property continues to impress with three generous double bedrooms. The principal bedroom enjoys the added luxury of a

private en suite, while the remaining bedrooms are served by a stunning family bathroom, finished to a high standard and designed to provide a relaxing retreat at the end of the day. Outside, the front of the property offers the convenience of off road parking, while the beautifully landscaped rear garden provides a peaceful and private setting that truly feels like its own oasis.

Thoughtfully designed to create a tranquil outdoor escape, it is the perfect space to unwind, entertain or simply enjoy time outdoors. Dial Hill Road is widely regarded as one of Clevedon's most desirable locations, offering a wonderful balance between coastal charm and everyday convenience. Residents enjoy easy access to Clevedon's picturesque seafront, the historic pier, boutique shops, cafés and restaurants, as well as excellent transport links for commuters. With beautiful walks, green spaces and a welcoming community atmosphere all close by, this exceptional home offers not just a place to live, but a lifestyle to enjoy.

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

Front door open to

#### **Hallway**

With an oak floor, stairs to first floor, spotlights, cupboard for shoes and coats.

#### **WC**

Beautifully fitted with a wc with concealed cistern, wash hand basin set into a vanity unit with storage below, fully tiled walls and floor, obscure window, spotlights, extractor fan.

#### **Open Plan Living**

#### **Sitting area 16' 5" x 10' 11" (5.00m x 3.32m)**

A lovely room with a set of bi-fold doors connecting the space to the stunning rear garden, oak floor flows through into the

#### **Kitchen Dining area 22' 5" x 11' 0" (6.83m x 3.35m)**

What an impressive entertaining space. Fitted with a range of high gloss units with working surfaces, sink with mixer tap, electric oven with plate warmer below, microwave, 4 ring electric induction hob with contemporary extractor hood, dishwasher and wine chiller. The breakfast bar incorporates a fridge and freezer, oversized tilt and turn windows to front.

#### **Utility 6' 6" x 5' 1" (1.98m x 1.55m)**

Fitted with a range of high gloss units with working surfaces, stainless steel sink, plumbing for washing machine and space for tumble dryer, tiled splashbacks, tiled floor, window to rear, extractor fan, spotlights.

## Landing

Window to side, skylight, storage.

## Bedroom 1 15' 1" x 9' 5" (4.59m x 2.87m)

With high vaulted ceiling, window overlooking the rear garden

## En suite

Beautifully fitted with a three piece suite of wc with concealed cistern, wash hand basin set into a vanity unit with storage below, king size shower cubicle with mains shower, fully tiled walls and floor, obscure window, extractor fan, spotlight, chrome ladder radiator.

## Bedroom 2 13' 1" x 11' 0" (3.98m x 3.35m)

Measurements include a built in wardrobe with storage above and the airing cupboard housing the hot water cylinder. A stunning feature window to front with Channel glimpses, skylight.

## Bedroom 3 11' 0" x 10' 11" (3.35m x 3.32m)

Measurements include a built in wardrobe, another stunning window providing Channel glimpses, skylight.

## Bathroom

Beautifully fitted with a three piece suite of wc, wash hand basin set into a floating vanity with storage below, bath with hand held shower attachment, fully tiled walls and floor, obscure window, spotlights, extractor fan, chrome ladder radiator.

## Outside

From Dial Hill Road a pillared entrance gives access to the front of the property which provides ample off road parking. A pathway extends down the side of the property leading the front door. A side gate gives access to

## The rear garden

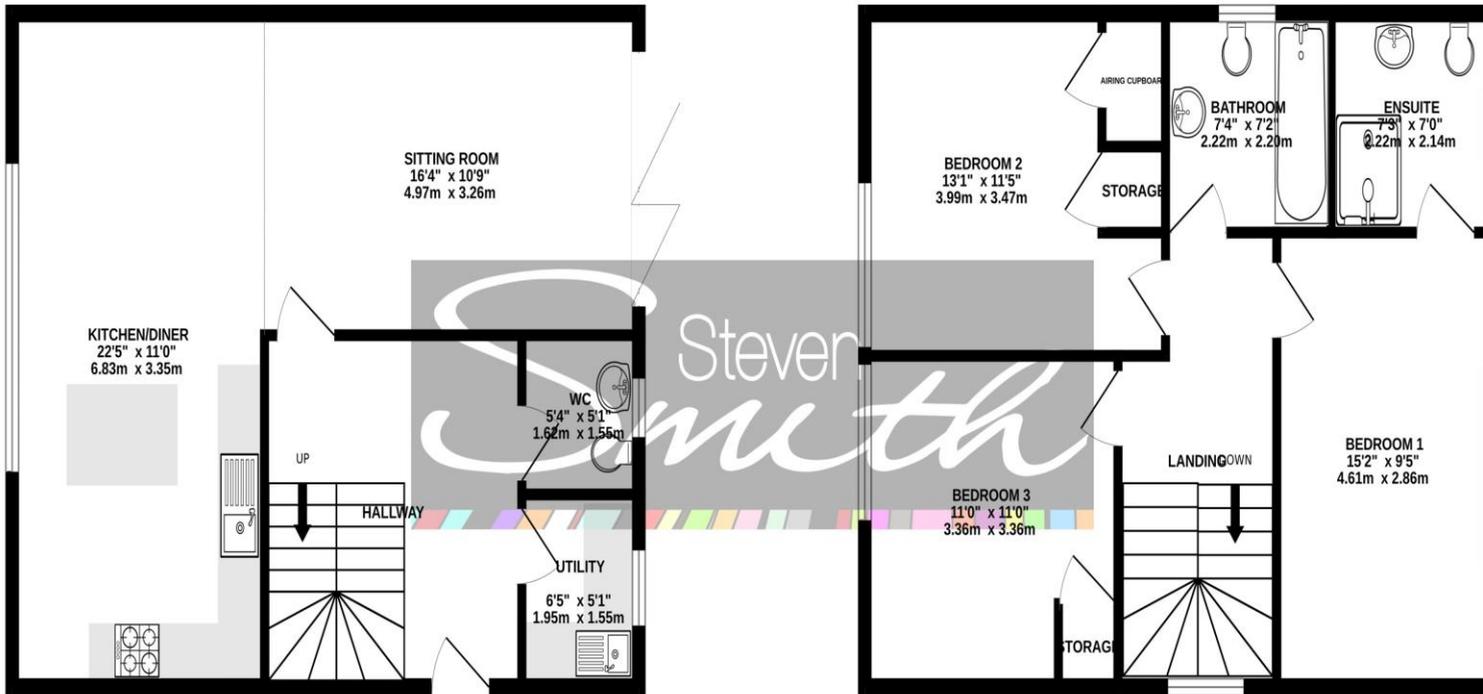
Wow, what a garden! The current owners have cleverly landscaped the space creating your own oasis. There is a raised deck, which steps down to an area of stone chippings, broken up by established borders. The garden is bound by feather board fencing.





GROUND FLOOR

1ST FLOOR



Detached House



Freehold



3



Outside Space



2



E



1

**EPC**

C



Air source heat pump



Off Road Parking

TOTAL FLOOR AREA : 1248sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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