Colehouse Lane Clevedon BS21 6TQ | **£365,000**

marktempler
RESIDENTIAL SALES

Property Type
Grade II Listed

How Big
1386.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Electric Heating

Parking
Allocated Spaces

Outside
Three Garden areas

EPC Rating

Council Tax Band
E

Construction
Standard

Tenure
Freehold

Lake House Farm is a charming Grade II listed period home, beautifully positioned on the edge of Clevedon. Originally converted in 2006 into three distinctive character homes, No. 2 enjoys a central position within this attractive former farmhouse setting. Rich in character and original features, this handsome property offers an enviable blend of space, warmth and timeless appeal. With well-tended gardens arranged across three distinct areas, this is a home that perfectly balances rural atmosphere with everyday practicality.

The accommodation is both welcoming and well laid out. Entering through the main hall, you are greeted by original flagstone flooring and useful built-in storage. The principal living room is a beautiful space, full of character, with oak flooring, exposed beams, a window seat and a striking inglenook stone fireplace complete with a wood-burning stove. At the opposite end of the hallway, the farmhouse-style kitchen and dining room is equally inviting, finished with marble worktops and exposed beams—truly the heart of the home, ideal for cooking, dining and entertaining. A rear hallway leads to a cloakroom and a practical utility cupboard, completing the ground floor.

Upstairs, the landing connects to three well-proportioned bedrooms and a stylish four-piece family bathroom. The standout is the principal bedroom—a stunning retreat featuring a vaulted ceiling with exposed stone and timbers, views across the surrounding countryside, a walk-in wardrobe and a smart en-suite bathroom.

Outside, the property enjoys gardens arranged across three defined areas. The front garden is neatly laid to lawn and bordered by low box hedging, creating a pretty and well-kept approach. The main rear garden combines a second lawn with a patio area and a selection of mature shrubs, making it ideal for relaxing or entertaining. Beyond the parking area, the third section of garden includes a productive vegetable patch and a timber shed, providing extra storage and a wonderful opportunity for keen gardeners.

A charming Grade II listed period home with original features, generous gardens and countryside views on the edge of Clevedon

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.

Material Information

UTILITIES
Mains electric, water and a septic tank.

BROADBAND AND MOBILE COVERAGE
Superfast broadband available with highest available download speed 43 Mbps and highest available upload speed 8 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area - EE
Mobile coverage is good in-home and outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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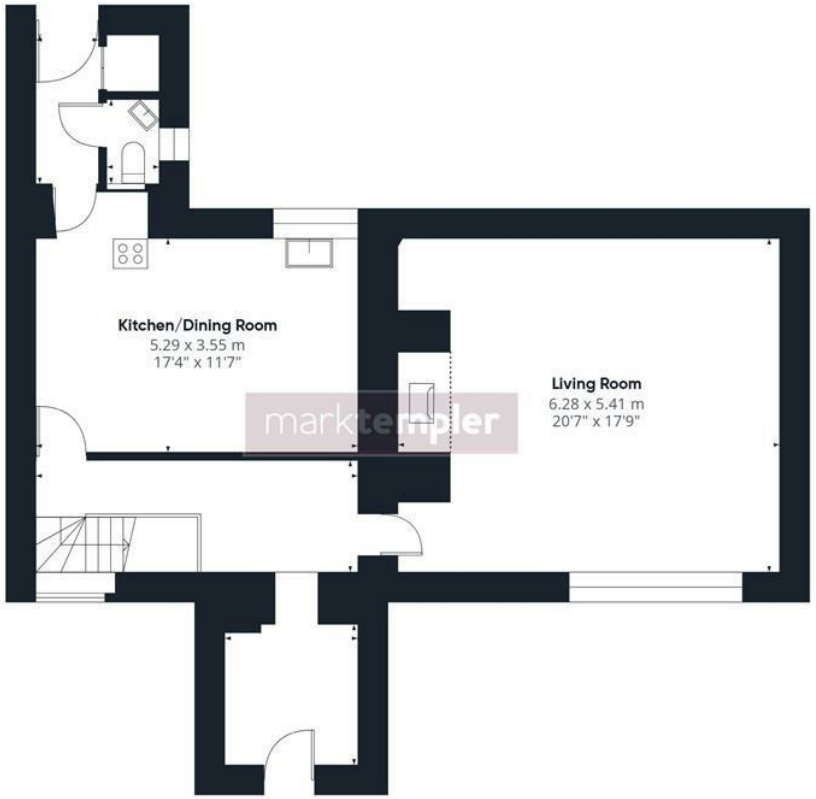

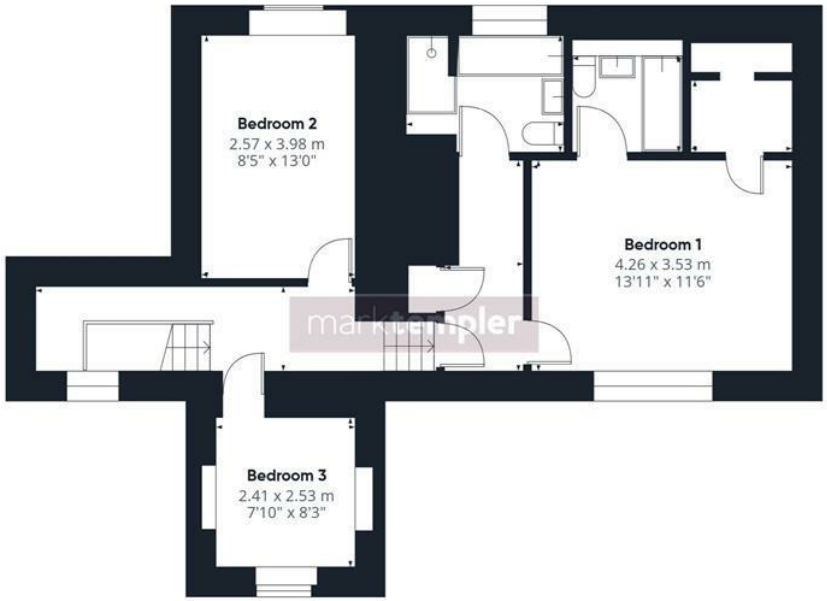

The Property Ombudsman

naea | propertymark PROTECTED

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