

Walton Bay Clevedon BS21 7AZ

£830,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1507.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
LPG and Woodburners



Parking
Garage and Driveway



Outside
Large Gardens



EPC Rating
E



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Set along the coast road between Clevedon and Portishead, The Cot is a distinctive home occupying a double-width plot in the sought-after setting of Walton Down. Enjoying panoramic views across the Bristol Channel towards the Welsh hills, the property provides a spectacular backdrop to everyday life, with memorable sunsets and a constantly changing coastal outlook. Extended and upgraded by the current owners, the house offers versatile accommodation, exciting outdoor spaces and considerable scope for those wishing to create something truly special.

At the heart of the home, the principal living space combines a lounge and dining area centred around a wood-burning stove, with large windows framing the views. The adjoining kitchen is fitted with a range of units, space for a range cooker and an American-style fridge freezer, making it well suited to family life and entertaining. A separate games room and family area provide further flexibility, with double doors opening onto an entertaining deck. The entrance floor also accommodates two bedrooms, a modern shower room and hallway, while the lower floor is home to the principal bedroom, complete with en-suite bathroom and doors opening directly onto the gardens.

Outside, the tiered gardens descend the hillside, enclosed by established hedging and complemented by mature shrubs and planting. The elevated setting creates a wonderful sense of space and privacy, with several areas to enjoy the coastal outlook. A driveway to the rear provides parking and access to a double garage, while a collection of outbuildings offers workshops, storage and a summerhouse.

Offering a rare combination of position, views, space and potential, The Cot presents an exciting opportunity to shape a home around your own vision, all within a highly desirable coastal setting.







“A distinctive coastal home enjoying panoramic Bristol Channel views, versatile living spaces and beautifully established tiered gardens.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

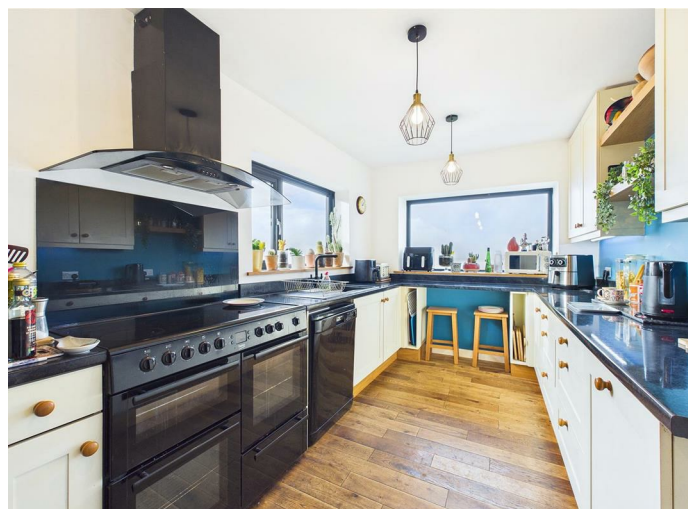
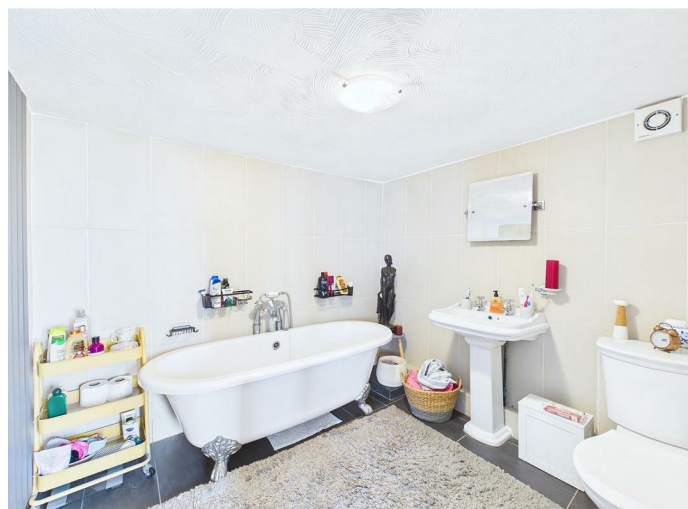
UTILITIES

Mains electricity, mains water,
LPG gas, septic tank

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with the highest available download speed of 1800 Mbps and highest available upload speed of 220 Mbps. Mobile coverage is good outdoors. 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 our knowledge.



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