



COURT FARM

CLEVEDON



*“an exciting development,
located within the
Court Farm settlement”*



Location, location, location



This exciting development opportunity is located within the Court Farm settlement, part of the Clevedon Court Estate and its 14th Century Grade I listed manor house.

The Clevedon Court manor house is less than half a mile from the development and is now operated by the National Trust. The Elton family are still residents in the main house which is open to the public.

It is very rare to see a development that combines historic converted barn units sitting in such a wonderful setting, alongside six contemporary new build properties clad with stone and anthracite coloured sinusoidal cladding.

All Saints Lane creates its own “village nook” with a mixture of detached, semi detached and terraced housing with stone boundary frontage walls directly onto the highway. The road itself offers priority to pedestrians and cyclists upon what is a main route to the church and school situated just 300 metres from the development.

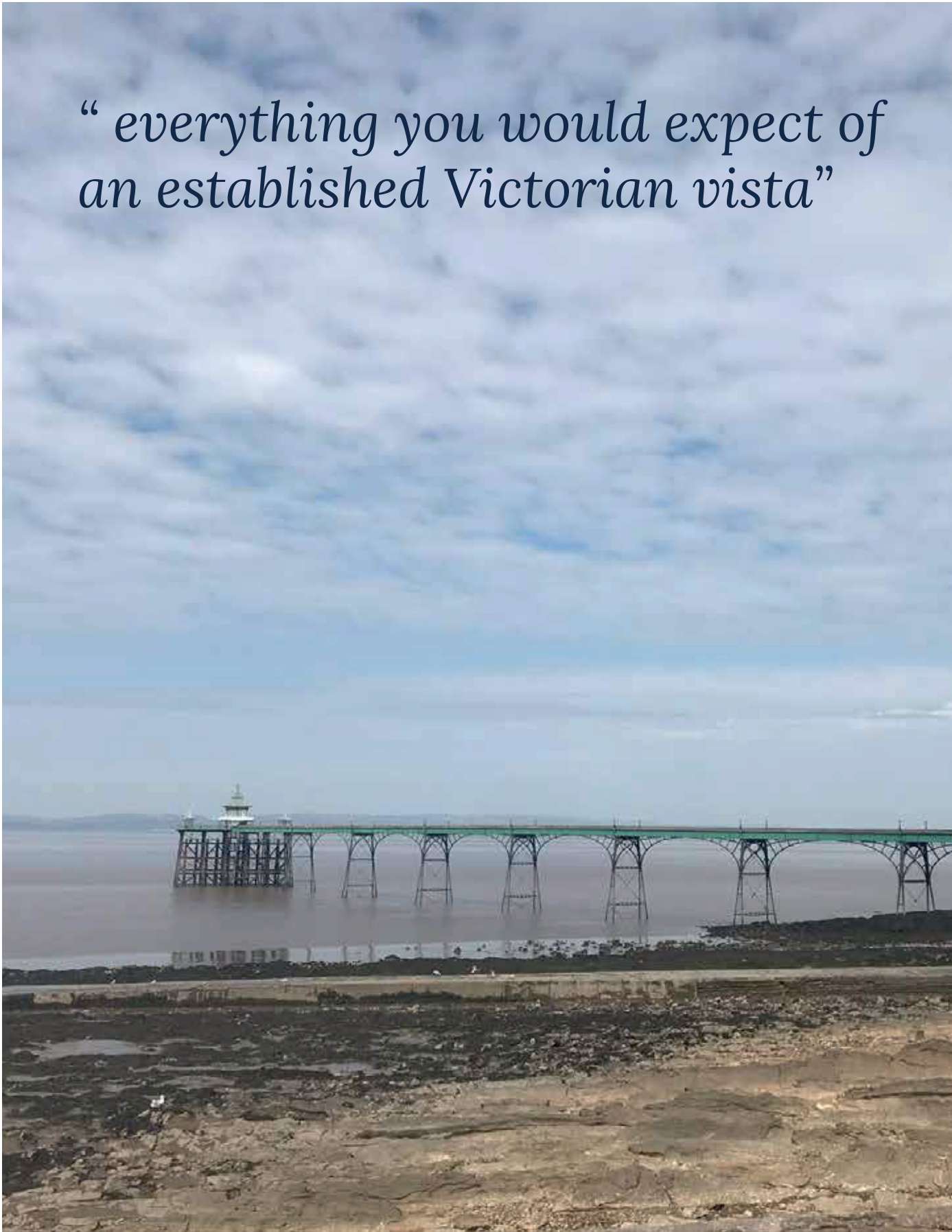
The Court Farm development is sub-divided into:

Phase 1: conversion of two detached stone barns into 2 x 3 bed semi detached units and 1 x 2 bed detached unit

Phase 2: 6 unique new build, traditionally built semi-detached units



*“ everything you would expect of
an established Victorian vista”*





Clevedon

Clevedon offers a perfect location for families, with a small-town feel, yet brilliant air, road and rail connections.

Commuters travel daily to London from Yatton and Nailsea & Backwell (5 miles) train stations.

The M5 junction provides immediate links to all parts of the UK and within 15 minutes our buyers can enjoy the benefits of major shopping facilities, cinemas, restaurants, etc. at Junction 16.

Clevedon itself is served by most major supermarkets, chain stores, and locally owned shops. The Curzon cinema which has been open since 1912 is a listed building including museum and educational facilities.

There are an abundance of eateries and bars to suit all tastes with the addition of tea rooms and ice cream parlours offering direct views over the Bristol Channel.

Clevedon's famous Grade I listed pier, tidal swimming pool, and coastal walks to the sea front, everything you would expect of an established Victorian vista.

Schools

All Saints Primary School is situated at the northern end of All Saints Lane, approximately 300m from the development and was rated Good in the latest Ofsted Report.

Clevedon Secondary School is approximately half a mile away, has recently become an Academy and is rated Outstanding.

In addition, there are many Independent schools in Bristol, approximately 10 miles away.

Healthcare

Clevedon has a marvellous Minor Injury Hospital and G.P Surgery, only half a mile from the development.

Key connections

½ mile ► M5 Junction 20
4 miles ► Yatton Train Station
9 miles ► Bristol International Airport





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Phase 1

BARN CONVERSIONS



Plot 1 - three bedroom, semi-detached house

Kitchen, Dining, Utility (off the Kitchen) 4m x 5m
Impressive Hallway, Cloaks featuring winding staircase
Living - 4.6m x 4.1m master room
Vaulted roof space in part
Master Bedroom 4.9x4m with private ensuite
Bed 2 & 3 Double rooms with space for wardrobes
Master Bathroom 2.5m x 2m
Private South West facing Courtyard approx. 15m x 7m finished plus 2 conveyed parking spaces

Plot 2 - three bedroom, semi-detached house

Kitchen, Dining room almost 4.1m x 4.3m
Impressive Hallway and Cloaks, featuring a winding staircase
Living room 4.6m x 4m
Vaulted Roof space in part
Master Bedroom 4.2m x 4.3m with private ensuite
Bedroom 2 & 3 Double rooms with space for wardrobes
Master Bathroom 3m x 1.8m
Private South west facing courtyard approx. 15m x 7m finished plus 2 conveyed Parking spaces

Dimensions are approx. and subject to change
Layout/openings shown are subject to change, or adjustment.



Ground Floor



Plot 1

Plot 2

First Floor



Plot 1

Plot 2

Front elevation



Plot 1

Plot 2



Living Kitchen Plot 3

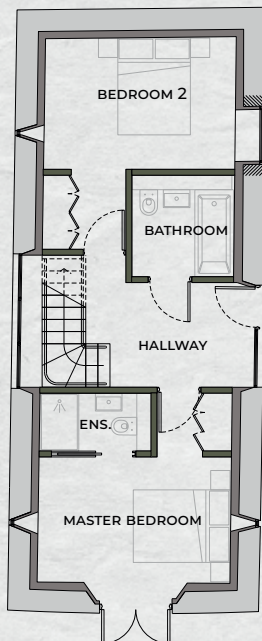


Plot 3- two bedroom, detached house

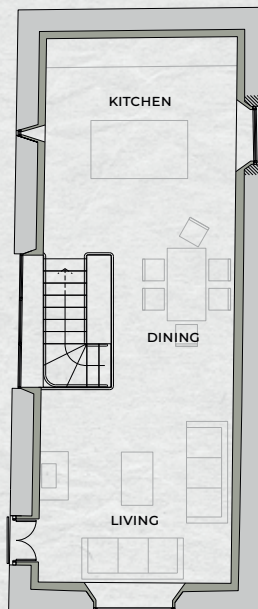
	Hallway & facing feature staircase, feature glazing - 2.1m x 3.8m
	Feature vaulted roof space throughout
	Kitchen prominent central feature island
Dining	3.8m x 11m punctuated by the galleried staircase and feature window with electric velux roof lights
	Living
	Master Bedroom: 3.8m x 3.8m with private ensuite
	Bedroom 2: 3.8m x 4.2m - with space for wardrobes
	Master Bathroom: 2m x 2m
	Private 1.8m fenced garden area, direct southerly aspect with own vehicular access from All Saints Lane. 2 Nm Parking spaces - approx. 165m ² of outside space.

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Ground Floor



First Floor



Front elevation



Plot 3




COURT FARM
—
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Phase 2

NEW BUILD HOUSES



Plot 4 - three bedroom, semi-detached house

Kitchen, Dining: 4m x 7.2m
Impressive Hallway, Cloaks and Utility - 3.6m x 4m
Living: 3.5m x 4.8m
Master Bedroom: 3.4m x 3.8m, with private ensuite
Bedroom 2 & 3: Double rooms with space for wardrobes
Master Bathroom: 2.1m x 2.2m
Vaulted roof space in part.

Terraced 26m long rear garden, fully fenced and landscaped with opportunity to include an elevated decked area with direct westerly views. Including external storage provision and hardstanding courtyard to rear and 2 nm conveyed parking spaces.

Plot 5 - three bedroom, semi-detached house

Details as Plot 4
Terraced 25m long rear garden, fully fenced and landscaped with external storage provision and hardstanding courtyard to the rear, and 2Nm conveyed parking spaces.

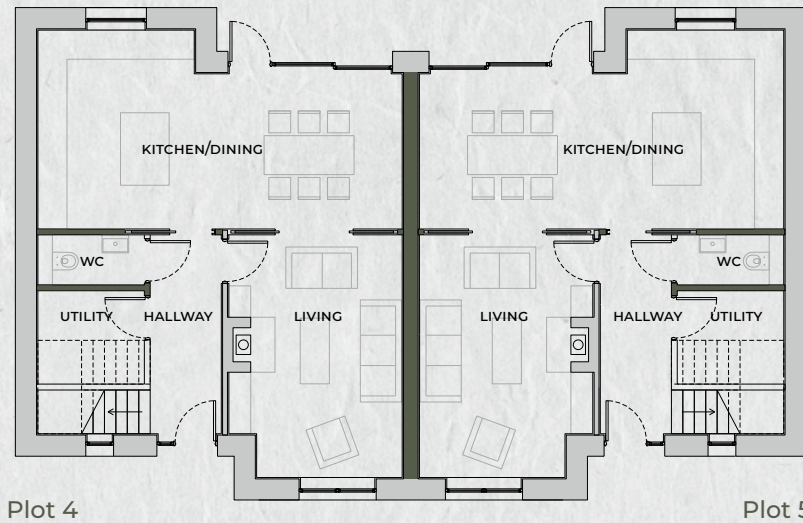
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Kitchen Diner Plot 8

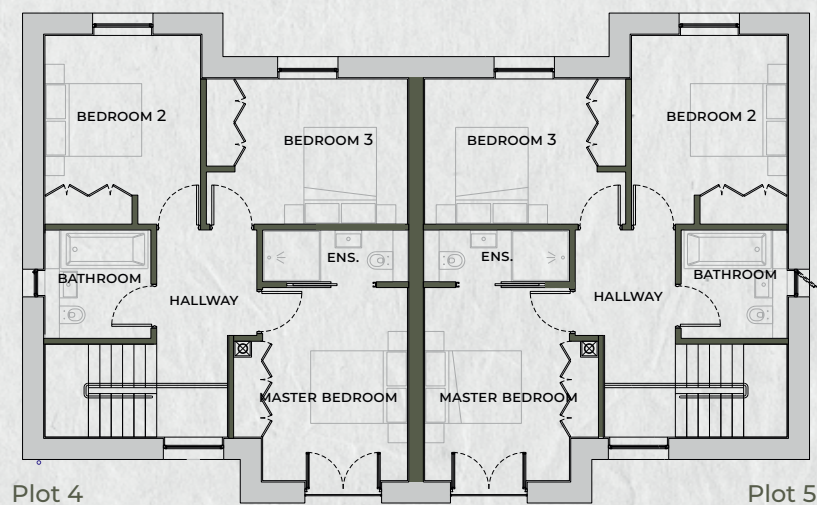




Ground Floor



First Floor



Front elevation



Plot 6 - four bedroom, semi-detached house

Kitchen, Dining: 3.8m x 6.4m
Impressive Hallway and Cloaks and Utility: 2.5m x 6m
Living room: 3.8m x 6.5m
Master Bedroom: 3.6m x 5m with private ensuite.
Bedroom 2 & 3 & 4: all double bedrooms with space for wardrobes
Master Bathroom: 2m x 2.3m
Vaulted Roof space in part
Terraced 20m long rear garden, fully fenced and landscaped with external storage provision and hardstanding courtyard to rear. 3Nm conveyed parking spaces.

Plot 7 - four bedroom, semi-detached house

Details as Plot 6
Terraced 16m long rear garden, fully fenced and landscaped with external storage provision and hardstanding courtyard to the rear. Plus, 3No conveyed parking spaces.

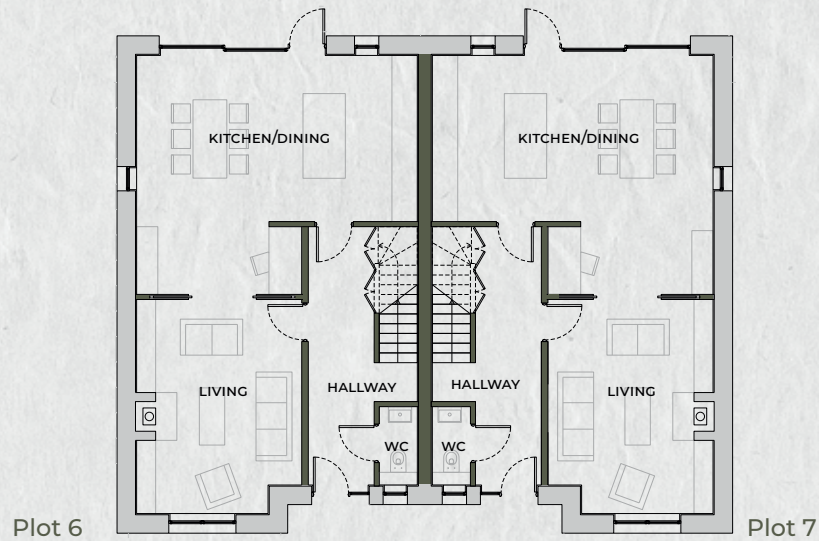
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Living Plot 9

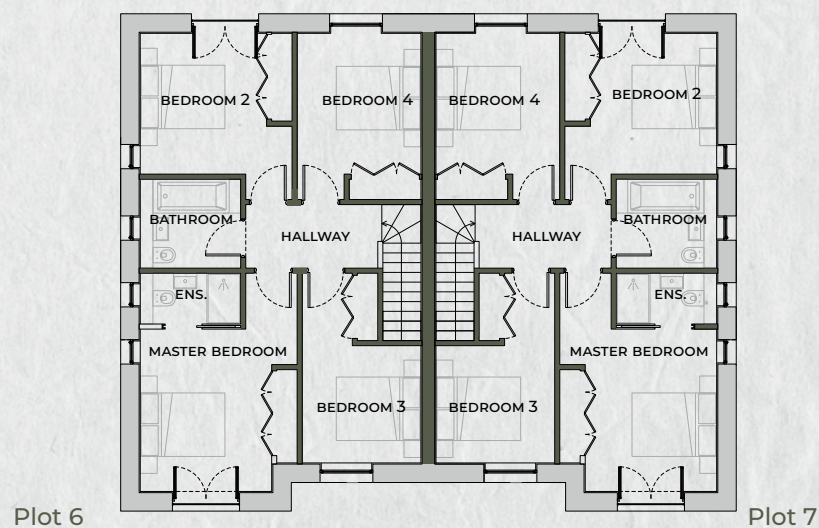




Ground Floor



First Floor



Front elevation





Plot 8 - four bedroom, semi-detached house

Kitchen, Dining – 3.9m x 6.4m
Impressive Hallway, Cloaks and Utility: 2.4m x 6.5m
Living: 3.9m x 6.5m
Master Bedroom: 3.5m x 4.9m with private ensuite
Bedroom 2 & 3 & 4: All Double rooms with wardrobe space.
Master Bathroom: 2m x 2.3m
Vaulted Roof space in part
Co-ordinated rear garden separated from Clevedon Court Estate land with historic stone wall. Fully landscaped and fenced and paved courtyard to the rear. Plus, 3No conveyed parking spaces.

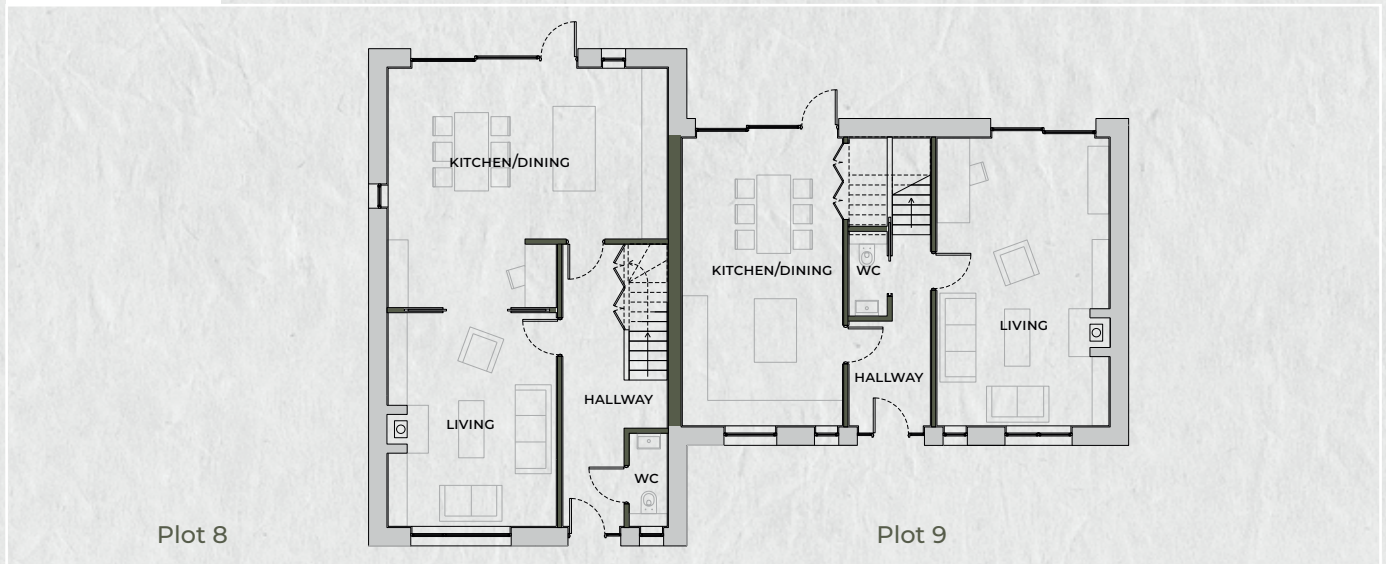
Plot 9 - four bedroom, semi-detached house

Kitchen, Dining & Utility: 3.7m x 6.6m
Impressive Hallway and Cloaks: 1.9m x 6.6m
Living Room: 4m x 6.6m
Master Bedroom: 3.7m x 4m, with private ensuite.
Bedroom 2 & 3 & 4: All Double rooms with wardrobe space.
Master Bathroom: 2m x 2m
Vaulted Roof space in part
Elevated position with wrap around garden looking directly westwards towards the Somerset level. Feature Juliet balcony and double doors to Master bedroom. Easterly rear garden bounding the Clevedon Court Estate land. Plus, 3No Conveyed parking spaces

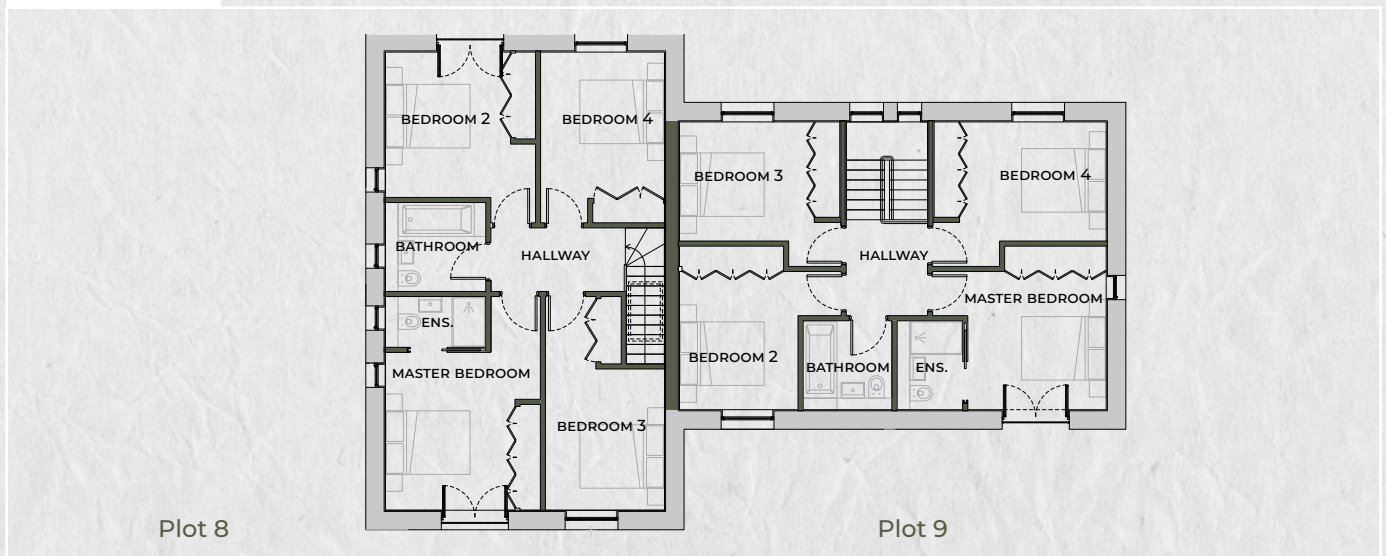
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Ground Floor



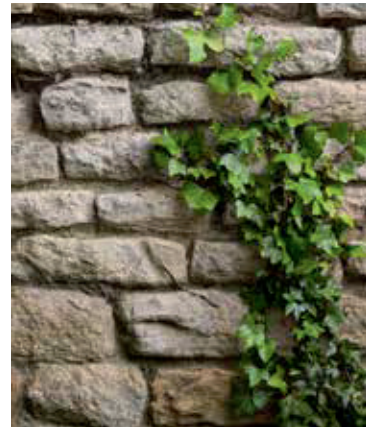
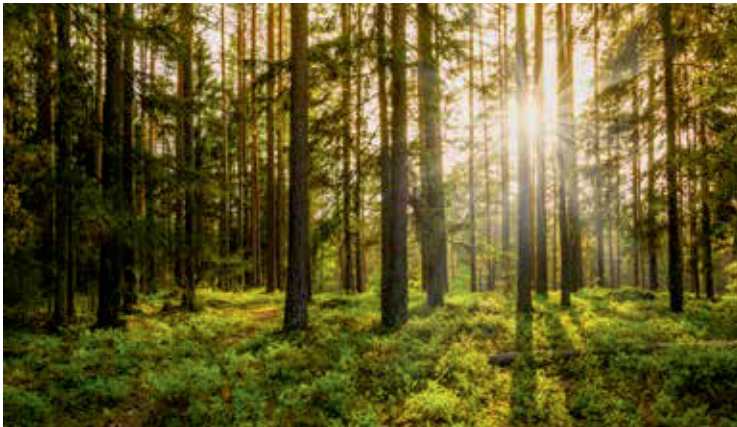
First Floor



Front elevation



The Development.....



Allocated parking spaces will be conveyed with the plot sale on a freehold basis. The trafficked areas and formal landscaping will be retained by the management company and maintained in perpetuity.

Court Farm, when completed will offer a very secluded hamlet of top quality, architect designed dwellings, they are set within a 1.8m stone grade 2 listed boundary wall dating back to the late 19th Century.

Refuse collection points and bike storage will be maintained by the management company. PYL will be maintaining a presence within the main parking area to administer the ongoing maintenance for a reasonable period, following completion.

The mixture of the Phase 1 Barn units (Plots 1-3) and the new build (Plots 4-9) contemporary design will look stunning as you drive down Northern Way towards the site.

Each buyer will contract to park only family cars in their allocated parking spaces - no company vans/pickups or long wheelbase lorries. Also, no caravans.

The existing topography demands that the striking new houses sit comfortably above the levels of the surrounding roads with a backdrop of mature trees that signal the presence of Clevedon Court Estate and its rolling meadows.

Kitchen

- Fitted Kitchen
- Modern Shaker Style unites in matt finish
- Neff built in appliances through out
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated sink tops
- Quartz (or equivalent) workshops throughout,
- including where utilities are provided.
- Coodinated concealed lighting provision

Bathroom

- Contemporary designed Bathrooms
- White ceramic sanitary ware
- Ceramic floor and wall tiles
- Heated towel rails
- Thermostatic Showers
- Underfloor heating
- Wall/floor tiles (early contract exchange may facilitate choice)

General finishes (Phase 1 and Phase 2) Plots 1-9

- Thermostat controlled gas underfloor central heating system
- Engineered Oak flooring to living areas
- Carpets to bedrooms/fully fitted
- Contemporary ironmongery
- High specification aluminium double glazed grey windows.
- External security lighting/individual units
- Landscaped gardens/movement and parking areas
- Exterior stone wall repaired and repointed.

Bathroom Plot 8



Phase 1- Barn Conversions (Plots- 1-3)

- Architects Certificates/PCC
- Vaulted roof space at first floor level
- Electric operated velux openings at roof level
- Comfortable increased ceiling height
- Freehold transfer/completed unit
- Managed common areas/bin storage
- Historic stone construction/fully insulated
- Complete new roof construction and internal floors
- New pantile finish to roofs
- Fitted wardrobes by agreement

Phase 2- New build Houses (Plots 4-9)

- 10-year NHBC warranty
- Vaulted master bedroom ceilings in certain plots
- Electric operated velux openings at roof level
- Comfortable increased ceiling height
- Freehold transfer/completed unit
- Managed common areas/bin storage
- Traditional construction with stone/steel cladding finishes.
- Roofline designed to emulate former barn buildings
- Private gardens set out and landscaped
- Provision made for outside storage on each plot
- South West aspect to all frontages
- Secure/Private gated entrance





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top quality, architect
designed dwellings”*





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Court Farm,
All Saints Lane,
Clevedon, BS21 6AZ



Enquiries: 07795 556 544



Woods Estate Agents 01275 848272

The Piazza, Harbour Road, Portishead, BS20 7JN

41, Hill Road, Clevedon, Somerset, BS21 7PD



Registered builder

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