



**DELLWOOD**

**8 Rhodyate Lane, Cleve, Bristol, BS49 4NT**

**Robin King** | Estate Agents

# DELLWOOD, 8 RHODYATE LANE, CLEEVE, BRISTOL, BS49 4NT

**A stunning 4-bedroom family home set in 1.3 acres of beautiful gardens in a semi-rural location within 12 miles of Bristol**

- Approx 2,711 sq ft flexible luxurious bespoke accommodation
- High specification fixtures and fittings throughout
- Beautiful garden and grounds with panoramic views
- Exceptional double garage

Dellwood is a stunning 4-bedroom family home that has been the subject of a comprehensive programme of enhancement and refurbishment, executed with great attention to detail and using the highest quality materials. The resultant light and airy property provides flexible, luxurious accommodation within a breath-taking setting.

The initial appearance is deceptive, giving little indication of the scope of the property and the garden and grounds beyond. A block paved approach to wooden gates leads to the driveway running to the front of the house, where there is a pretty low-maintenance gravelled garden with beautiful mature trees, shrubs and a pond. The front door opens onto the impressive and spacious entrance hall. A Karndean floor running from the hallway gives a sense of flow and the eye is immediately drawn to the spacious living area with wide bay windows and breath-taking views over the garden and surrounding countryside to the Welsh hills and beyond.

The sleek, contemporary kitchen has been designed for the keenest chef, combining elegant form with functionality. High specification integrated appliances include a, boiling water tap, dishwasher, ½ induction/½ gas hob with built-in downdraft extraction fan, 3 NEFF





ovens (1 conventional/microwave combi, 1 steam, 1 conventional), all with slide and hide doors and one with a warming drawer. There is space for a large American style fridge freezer. Lights illuminate as cupboards and drawers are opened and there is additional adjustable lighting above the wall cupboards, and under the worktops. Beautiful Roma Italian Quartz worktops incorporate solid walnut surfaces to the elegant dining/breakfast bar area.

The semi-circular dining area benefits from wonderful views through the triple-glazed Velfac bay windows. There is built-in storage under the cushions and light floods in through the stylish roof cupola. Adjustable uplighters provide a variety of lighting effects, creating an ever-changing feel to the living area throughout the day and night. The spacious and comfortable living area includes a multi-fuel log burner and a floor-inset spotlight throws attractive shadows across the slate hearth and wall. A separate living room/snug off the main living room provides additional space to sit and relax and enjoy the magnificent views through the 2 large windows.

An archway off the hall leads to a downstairs cloakroom with high quality Geberit sanitary ware and to the office which, like the rest of the house, has been network hardwired for high-speed internet connectivity. There is a very impressive utility/laundry/boot room fitted with a comprehensive range of extra-wide counter units, and access to the garden via a back door. The ground floor accommodation is completed by a light and airy double aspect bedroom with built-in wardrobes.

On the first floor there are 3 further bedrooms, 2 with elegant and spacious en-suite shower rooms and wonderful views through large windows that are fitted with bespoke fitted blinds. Both bedrooms have been cleverly designed to incorporate separate working areas; one has an impressive walk-in dressing room/gaming room.





There is an additional office/study room and a large illuminated linen cupboard with radiator. The large principal bedroom suite enjoys a sense of calm and space, with fantastic views through the floor to ceiling window with sliding door access to the balcony beyond. There is a walk-in wardrobe/dressing room with access to the illuminated, boarded loft storage area, and an impressively spacious bathroom with 1.8m insulated bath, double sink and large walk-in shower.

### Outside

The extensive garden and grounds that wrap around the sides and rear of Dellwood are truly wonderful, enclosed by well-maintained hedges and incorporating a wide range of mature trees and shrubs. There is a large pond, an orchard with apple and pear trees and a variety of well-established currant and gooseberry bushes, a pergola/fruit cage and some raised beds for vegetable planting, along with a greenhouse and various sheds. A gate to the rear of the garden provides access to the public footpath that runs along the back of the garden, hidden behind tall beech hedges, from which wonderful local walks can be enjoyed directly from the property. A raised decked area hugs the property, providing a sheltered space to enjoy al fresco dining, along with a separate sheltered terrace area. Set in an elevated position, there are wonderful sunset views across the garden. To the front of the



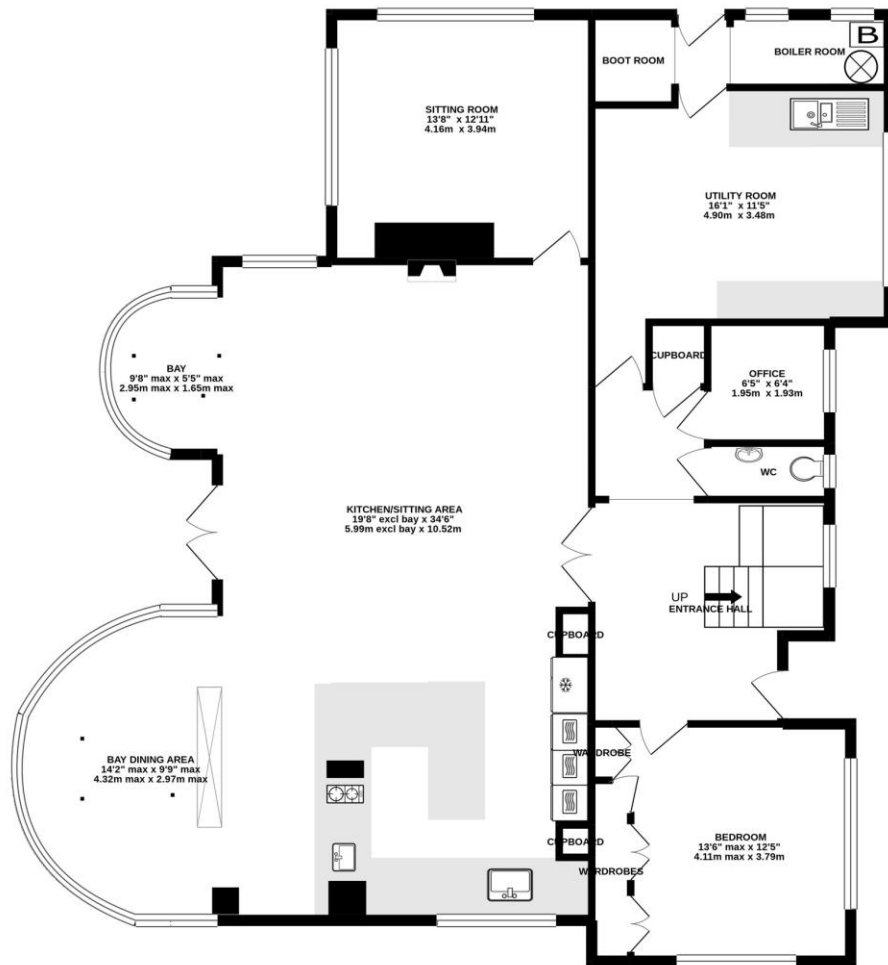
property, at the end of the driveway, is additional parking and an exceptional double garage with insulated electric roller shutter doors. With a high gloss ceiling, extensive lighting and impact-resistant floor tiles, the garage provides well designed workshop facilities along with secure parking. There is further vehicular access via an additional electrical roller shutter door to the side, along with rear access to the spacious wooden log store/storage area to the rear of the garage. The vaulted garage ceiling has been fully boarded, incorporating electric strip lighting for assistance. Subject to the necessary permissions, the double garage could be converted into secondary accommodation.

### **Location**

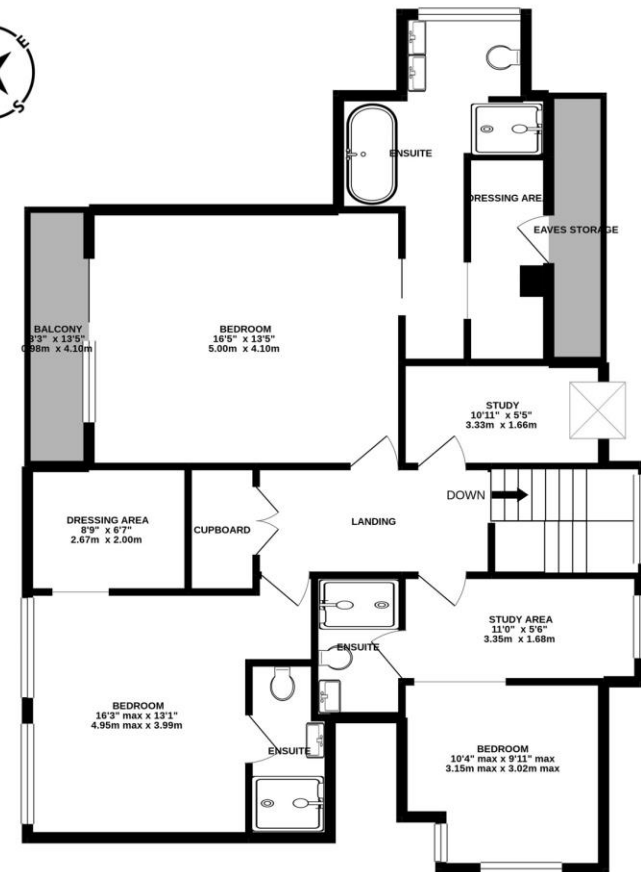
Cleeve village has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant and additional facilities are available at nearby at Congresbury, Yatton, Backwell and Nailsea. There is a primary school in Claverham and secondary schooling at Backwell, with private schooling at nearby Sidcot and Bristol. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and there is M5 motorway access within 7 miles either via Jct 20 (Clevedon) or Jct 21 (St Georges). Mainline railway services to London Paddington (fastest journey time 114 mins) are available from nearby Yatton station.



**GROUND FLOOR**  
1626 sq.ft. (151.1 sq.m.) approx.



**1ST FLOOR**  
1085 sq.ft. (100.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2711 sq.ft. (251.9 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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**DIRECTIONS** – From Congresbury take the A370 Bristol Road and after approx. 1 mile, just past the Star Inn on the left, bear left to Rhodyate Lane. Dellwood is tucked away on the left-hand side.

**SERVICES** – All mains services are connected

**EPC** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band G £3109.05 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**