



64a Caswell Lane
Clapton in Gordano, Bristol, BS20 7RT

Robin King | Estate Agents

64A CASWELL LANE, CLAPTON IN GORDANO, BRISTOL, BS20 7RT

An exceptional and immaculately presented two double bedroom, two bathroom top floor apartment in a gorgeous converted Victorian mill with spectacular views to the Bristol channel and Wales beyond

APPROX 1,067 SQ FT OF FLEXIBLE ACCOMMODATION • 2 BEDROOMS, 2 BATHROOMS • STUNNING LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM • COMMUNAL GARDEN AND SEPARATE DINING TERRACE • ALLOCATED PARKING • EASY ACCESS TO TRANSPORTATION LINKS INCLUDING MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS (LONDON PADDINGTON 114 MINS)/BRISTOL AIRPORT/M5 (ALL DISTANCES/TIMES APPROX)

Caswell Lane is a superb property with a real wow factor. Set in a former mill it retains the beautiful, vaulted ceiling with traditional beams which are married with more modern Velux windows which make the accommodation incredibly spacious and airy. Set in a rural location it is also brilliantly positioned for easy access to Bristol, Portishead, the M5 and public transport services.

From the moment when you step inside this flat one is immediately struck by the attention to detail and the contemporary styling that has been developed by the current owner. The hallway lined with attractive oak acoustic panelling and incorporating two living walls in addition to mood lighting makes a unique and attractive entrance.

Neatly tucked away to one side is a useful laundry room with space for both washing machine and tumble dryer and separate cloakroom.

Turning left leads into the magnificent open plan sitting/dining/kitchen. With oak floors, beautiful beams, a log burner and the addition of a Juliette balcony offering stunning far-reaching views to Portishead and Wales beyond, make this is a really special space.

The kitchen area has a beautifully fitted units in white with contemporary tiling and contrasting worktops. There is a full range of built appliances including a microwave, electric induction hob, oven, wine fridge, and space for an American style fridge freezer. A breakfast bar with mood lighting completes the kitchen and make this a fantastic space for entertaining friends and family.

The sitting area has a large space for sofas and chairs and dining area likewise plenty of room for a large table with the added bonus of the spectacular rural outlook.

At the other end of the flat there are two spacious luxurious bedrooms both with superb, vaulted ceilings. The principal suite has a walk-in dressing room together with a wet room style en-suite with underfloor heating and twin sinks. Bedroom two also has a fully tiled en-suite.



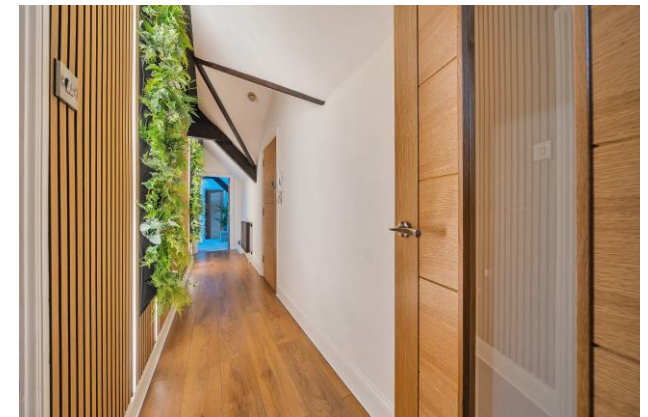


Outside – the property benefits from two allocated parking spaces and there is communal garden at the rear. It is a lovely walled area with a lawn and mature borders with specimen trees making it a really pleasant addition to the property especially on a summers evening. There is also a communal dining terrace at the front of the property.

Location – Clapton in Gordano is a quaint village nestled in the green landscapes of Somerset, exuding a timeless charm that captures the essence of rural tranquillity with convenient access to modern amenities just on the doorstep. Just a short drive away, the bustling streets of Portishead and Bristol provide extensive shopping, dining, and entertainment options, alongside healthcare services and educational institutions. Within Clapton in Gordano, the community spirit flourishes with local gatherings often taking place in the village hall, providing a venue for events and social activities. For outdoor enthusiasts, the surrounding Gordano Valley offers walking and cycling routes that showcase the area's stunning countryside.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



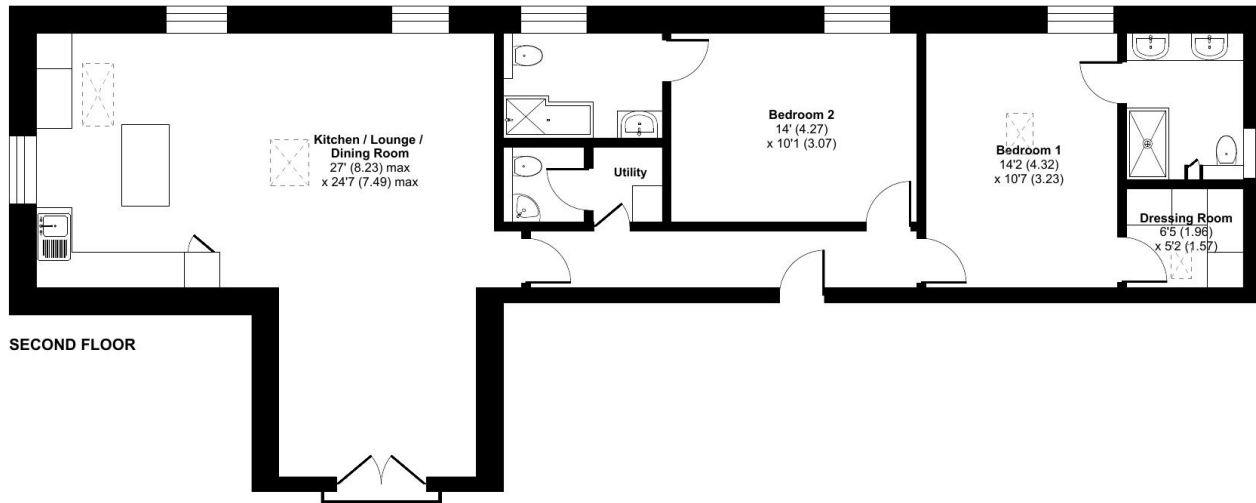
SERVICES – Mains electricity and water, LPG central heating and communal water treatment plant


EPC RATING –E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,876.60 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Caswell Lane, Clapton In Gordano, Bristol, BS20

Approximate Area = 1067 sq ft / 99.1 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robin King LLP. REF: 1104690

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: 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