



# CLEEVE COURT

NORTH SOMERSET

A STUNNING COLLECTION OF 6 ONE BEDROOM AND 3 TWO BEDROOM LUXURY APARTMENTS  
BUILT TO EXACTING STANDARDS SET IN PRIVATE GROUNDS BACKING ONTO WOODLAND

EACH PROPERTY BENEFITS FROM A COMMUNAL LIFT AND ORIGINAL FEATURES THROUGHOUT



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CLEEVE COURT, MAIN ROAD,  
CLEEVE, BRISTOL BS49 4PE

A STUNNING COLLECTION OF  
6 ONE BEDROOM AND 3 TWO  
BEDROOM LUXURY APARTMENTS  
BUILT TO EXACTING STANDARDS  
SET IN PRIVATE GROUNDS  
SURROUNDED BY WOODLAND



## WELCOME TO CLEEVE COURT

**A superior development of One and Two Bedroom Apartments set within extensive grounds.**

**Cleeve Court, is a beautiful Grade II listed Regency house built in the Gothic style of the 1820's combining stone walls and slate roofs into a majestic Manor House, set in an idyllic setting where peacocks strut carefree within the grounds.**

This stunning development of One and Two Bedroom Apartments brings the building back into life as a selection of individual homes, finished in a contemporary design whilst retaining many original features where possible. The overall attention to detail and high specification of the impressive entrance and communal areas are reflected throughout Cleeve Court.

High ceilings, white painted walls create a bright, spacious yet welcoming atmosphere in the entrance making Cleeve Court a ground-breaking and unique project in North Somerset. Superb design together with the high-level specification and interior finishes make these properties extremely desirable.

From arched windows overlooking the famed ornamental woodlands, to delicate cornicing and exquisite fireplaces, the restoration has taken place with a great deal of care and respect to the original

build work. Architecturally, the project has provided an opportunity to reinvent the building inspired by its historic rural setting

The approach to Cleeve Court is along a winding, hidden tree-lined drive, ensuring that these apartments are positioned well away from the road. It is situated in extensive grounds on the south-western slopes of the heavily wooded Cleeve Hill and has long views to the south-west and north-west. The eastern gardens rise steeply up Cleeve Hill towards Cleeve Toot, a natural rocky eminence.

From its' elevated position, Cleeve Court has the commanding South-West views over parkland towards the Bristol Channel.

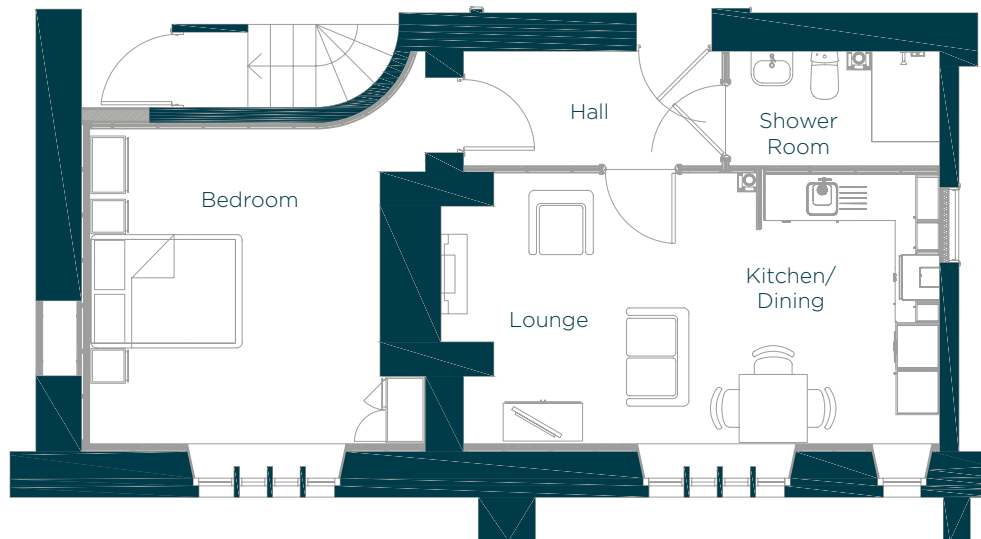
The generously proportioned apartments are arranged over the three floors of the building with potential for additional basement storage. Where possible, the apartments have been designated outside areas but the communal grounds will allow each resident to benefit from the tranquil, rural and very green pastured setting.



# Ground Floor Apartment one

## One Bedroom

G1



## Dimensions

### Kitchen/Dining & Lounge

6600 x 3582mm (21' 7" x 11' 8")

### Hall

3420 x 1517mm (11' 2" x 4' 10")

### Bedroom

4443 x 4162mm (14' 6" x 13' 7")

### Shower Room

2785 x 1517mm (9'1" x 4' 10")

**TOTAL AREA 48.9m<sup>2</sup> (160.4ft<sup>2</sup>)**



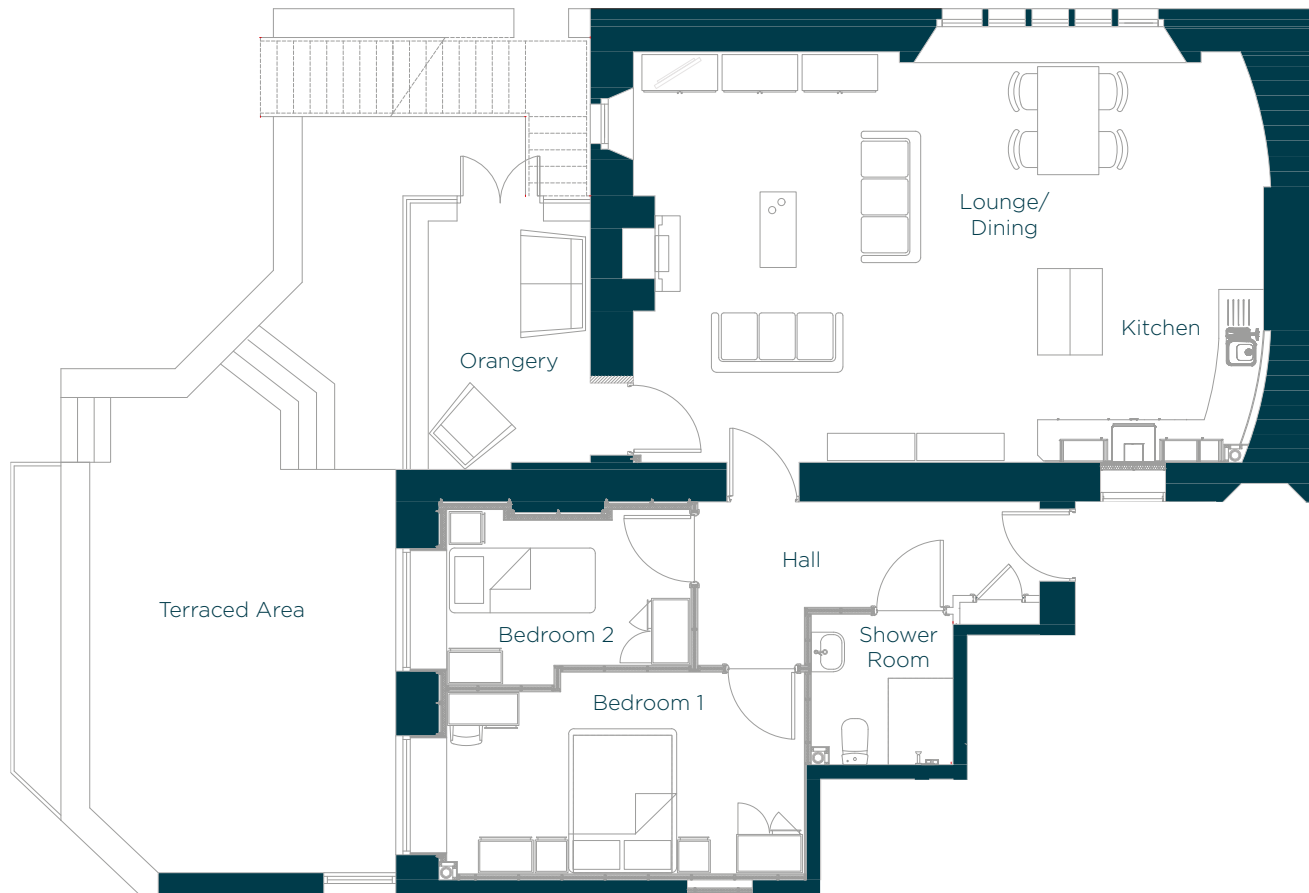
A spacious west facing 1 bedroom apartment incorporating the stunning original kitchen fireplace, which retains its ornate and detailed tiling. Each room in the apartment has beautiful Gothic arched windows, impressively displaying the tall ceilings of the ground floor.

\*Floorplans with approximate dimensions and kitchen layouts

# Ground Floor Apartment Two

Two Bedroom

G2



## Dimensions

**Lounge/Dining & Kitchen**  
8850 x 5700mm (29' 0" x 18' 7")

**Bedroom 1**  
4968 x 2803mm (19' 3" x 9' 2")

**Bedroom 2**  
3394 x 2436mm (11' 1" x 6' 9")

**Shower Room**  
1968 x 2090mm (6' 5" x 6' 9")

**Orangery**  
2500 x 3700mm (8' 2" x 12' 1")

**TOTAL AREA 82.3m<sup>2</sup> (270ft<sup>2</sup>)**



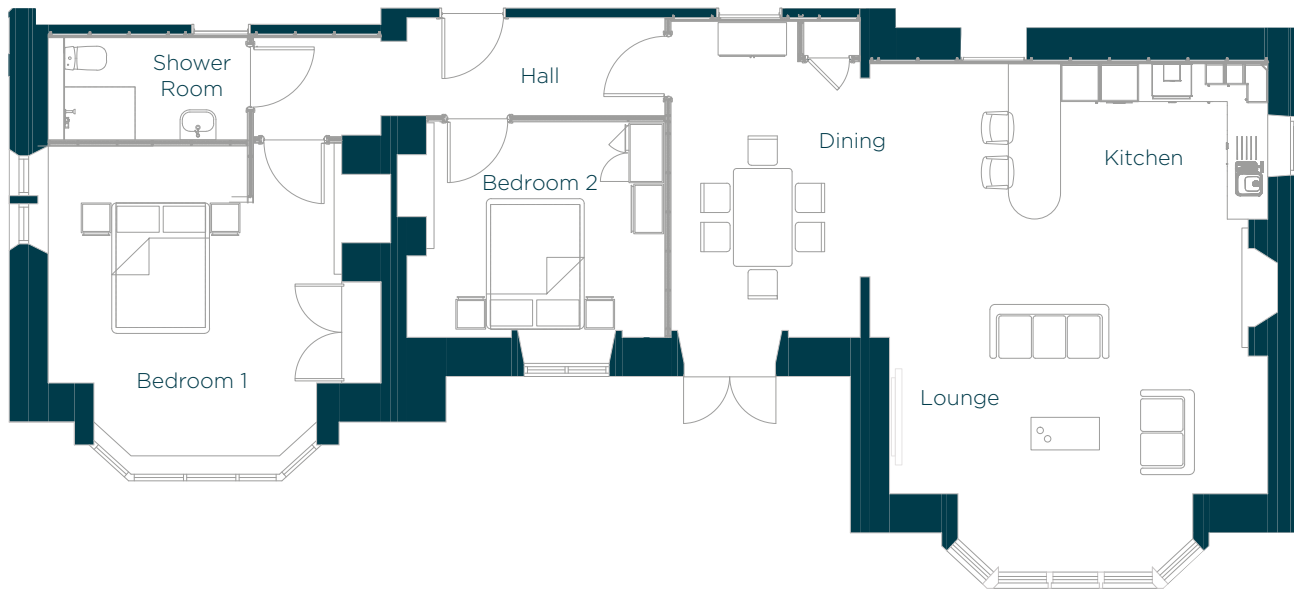
Boasting two outside terraces and orangery, this large 2 bedroom apartment offers fine rural privacy. Looking towards the peacock's favourite perch, sumptuous living room with its superb ceiling height, gives this apartment a real feeling of space.

\*Floorplans with approximate dimensions and kitchen layouts

# Ground Floor Apartment Three

Two Bedroom

G3



## Dimensions

### Lounge/Kitchen

7795 x 5800mm (25' 6" x 19' 0")

### Dining

4738 x 2900mm (15' 5" x 9' 5")

### Bedroom 1

4751 x 5250mm (15' 6" x 17' 2")

### Bedroom 2

3304 x 3955mm (10' 8" x 12' 10")

### Shower Room

1566 x 2803mm (5' 1" x 9' 2")

**TOTAL AREA 99.5m<sup>2</sup> (326.4ft<sup>2</sup>)**



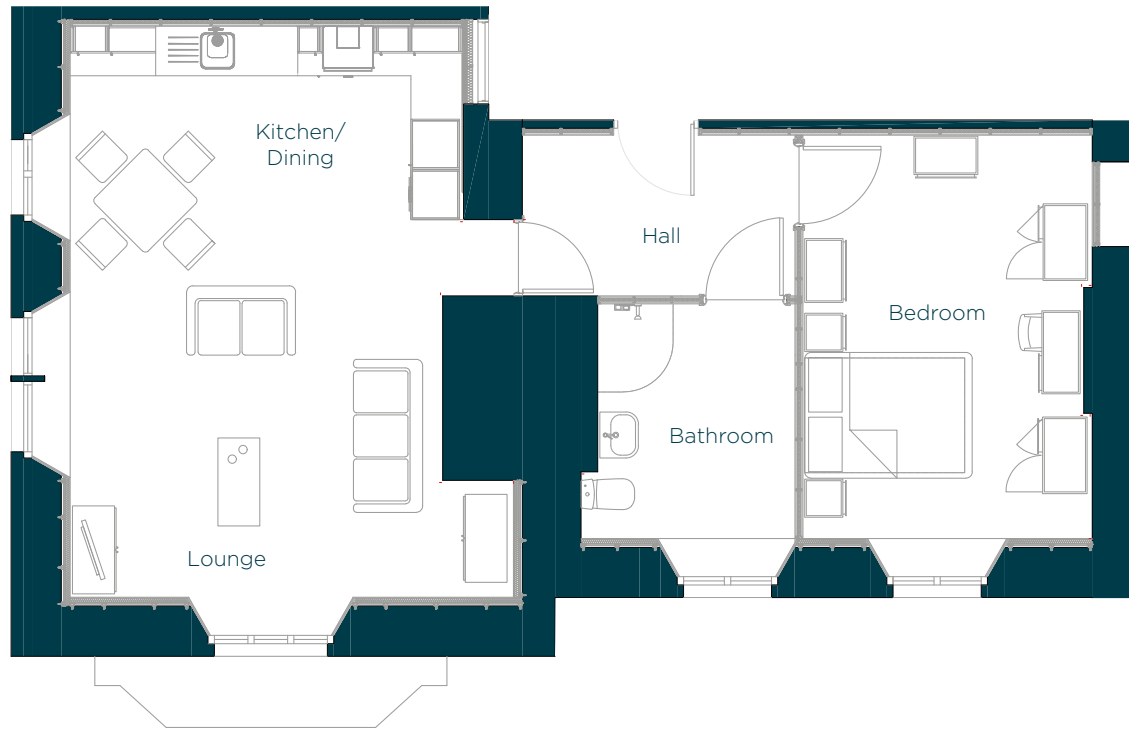
Undeniably one of the grandest apartments with southerly stretching views. Being the largest of the 2 bedroom apartments, it shows off original features spectacularly. With an unique wooden fireplace, intricate cornicing and ceilings so tall that the grandeur it conveys is only outdone by the views.

\*Floorplans with approximate dimensions and kitchen layouts

# First Floor Apartment Four

## One Bedroom

F4



## Dimensions

### Kitchen/Dining & Lounge

6811 x 4684mm (22' 3" x 15' 4")

### Bedroom

4812 x 3451mm (15' 8" x 11' 3")

### Bathroom

2799 x 2354mm (9' 1" x 7' 7")

### Hall

1917 x 3254mm (6' 3" x 10' 7")

**TOTAL AREA 61.1m<sup>2</sup> (200.4ft<sup>2</sup>)**



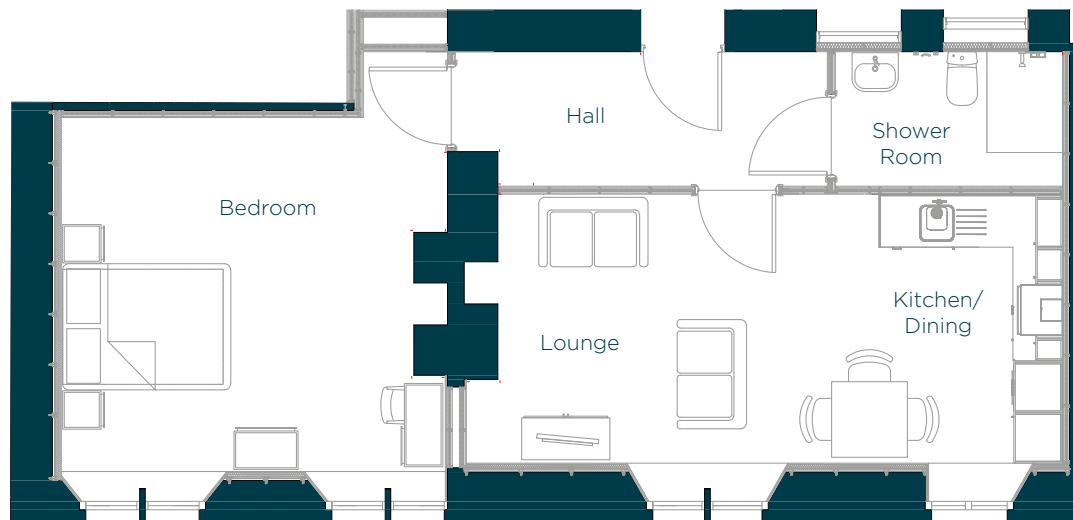
With a large bay window in the living room surrounded by the Gothic arches, this living/kitchen room feature is only one added bonus to this apartment. The overly generous bedroom gives this apartment a spacious and light ambiance.



# First Floor Apartment Five

One Bedroom

F5



## Dimensions

**Lounge & Kitchen/Dining**  
6691 x 3200mm (21' 10" x 10' 5")

**Bedroom**  
4594 x 4212mm (15' 0" x 13' 8")

**Shower Room**  
2703 x 1575mm (8' 9" x 5' 2")

**Hall**  
4425 x 1600mm (14' 5" x 5' 2")

**TOTAL AREA 51.4m<sup>2</sup> (168.6ft<sup>2</sup>)**



This first floor 1 bedroom apartment delightfully benefits from the original arched windows of the building. With an expansive double bedroom and a spacious living/kitchen area, this apartment offers luxury and comfort.

\*Floorplans with approximate dimensions and kitchen layouts

# First Floor Apartment Six

Two Bedroom

F6



## Dimensions

### Lounge & Kitchen/Dining

8969 x 5669mm (29' 4" x 18' 6")

### Bedroom 1

5069 x 2618mm (16' 6" x 8' 6")

### Bedroom 2

3575 x 2399mm (11' 7" x 7' 9")

### Shower Room

1800 x 2125mm (5' 9" x 6' 10")

### Hall

4524 x 2605mm (14' 8" x 8' 5")

**TOTAL AREA 73.4m<sup>2</sup> (240.8ft<sup>2</sup>)**



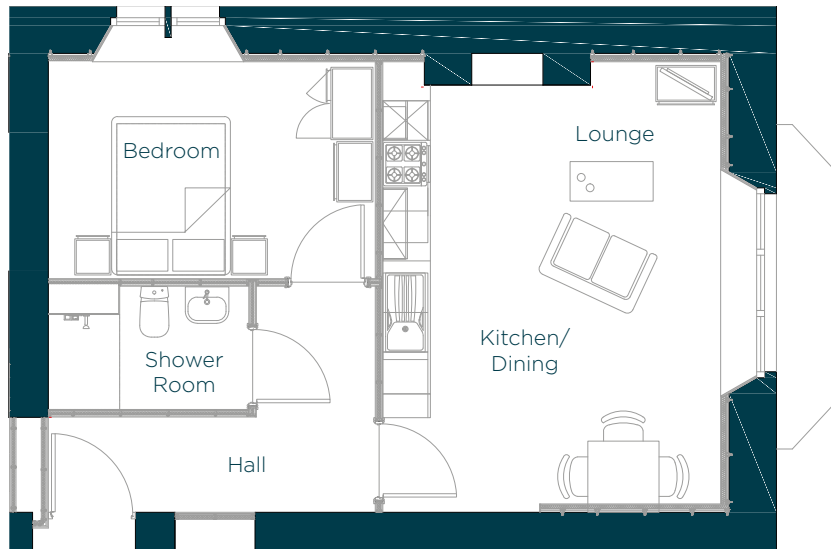
With elevated views over the lavish parkland, this spacious 2 bedroom apartment with beautiful double arched windows, is bathed in light throughout much of the day. The generous living/kitchen room provides panoramic rural views and gives plenty of space to make the perfect home.

\*Floorplans with approximate dimensions and kitchen layouts

# First Floor Apartment Seven

One Bedroom

F7



## Dimensions

### Lounge & Dining/Kitchen

4268 x 5589mm (14' 0" x 18' 3")

### Bedroom

4106 x 2741mm (13' 5" x 8' 10")

### Shower Room

2508 x 1558mm (8' 2" x 5' 1")

### Hall

4141 x 1175mm (13' 6" x 3' 9")

**TOTAL AREA 45.3m<sup>2</sup> (148.6ft<sup>2</sup>)**



With the expansive southerly and western views this is not one to be dismissed. This cosy Manor house apartment feels more like a rural cottage, with a stunning bay window looking over the countryside. The spacious double bedroom and fully equipped kitchen.

\*Floorplans with approximate dimensions and kitchen layouts

# Second Floor Apartment Eight

## Two Bedroom

S8

With a completely private roof terrace, this two bedroom apartment is a secret haven. A feature bay window in the living area looking across the surrounding parkland and two good sized bedrooms, the apartment gives both generous and private internal and external space.



## Dimensions

### Lounge/Dining

4895 x 3499mm (16' 0" x 11' 5")

### Kitchen

2690 x 3393mm (8' 8" x 11' 1")

### Bedroom 1

3095 x 3589mm (10' 2" x 11' 8")

### Bedroom 2

2096 x 3508mm (6' 9" x 11' 5")

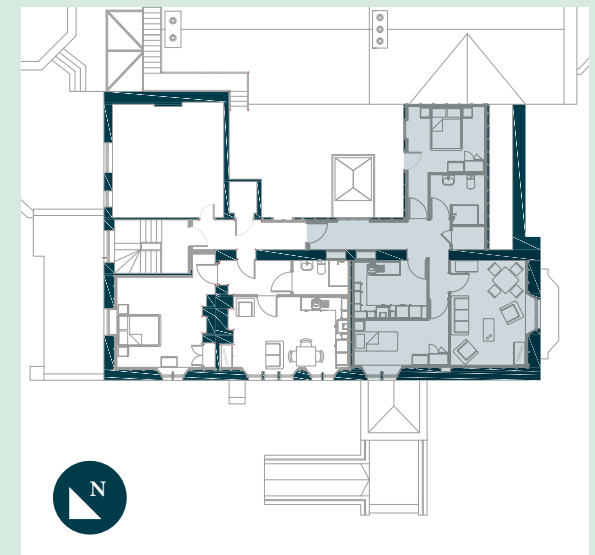
### Shower Room

2005 x 2554mm (6' 6" x 8' 4")

### Hall

1270 x 7564mm (4' 2" x 24' 8")

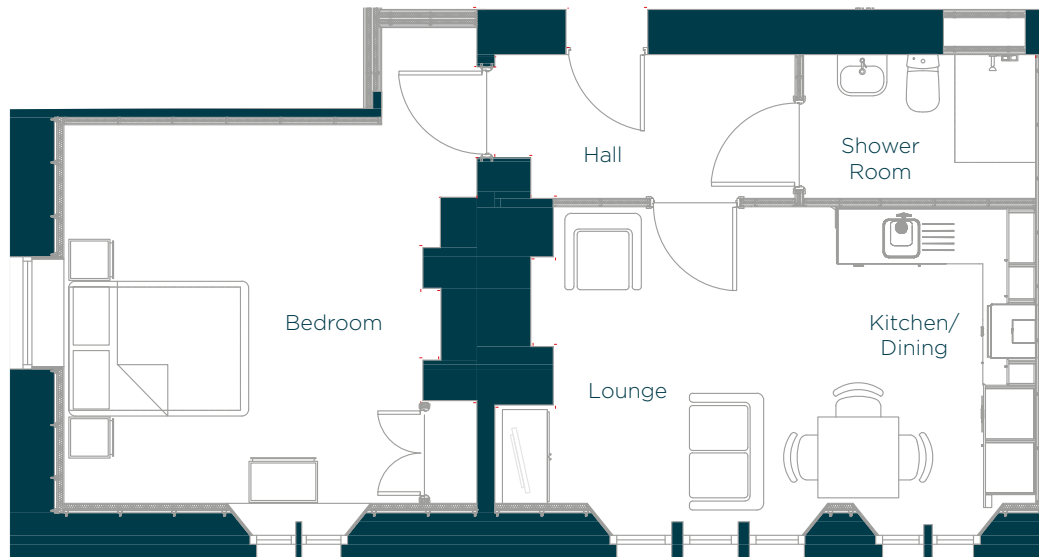
**TOTAL AREA 67m<sup>2</sup> (219.8ft<sup>2</sup>)**



# Second Floor Apartment Nine

## One Bedroom

S9



## Dimensions

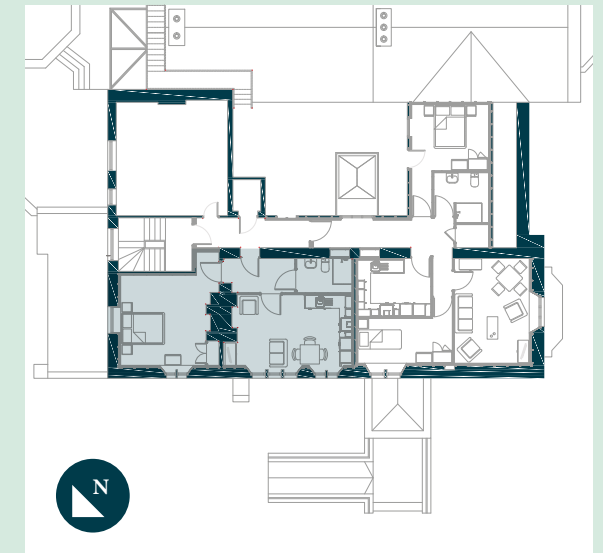
**Lounge & Dining/Kitchen**  
5605 x 3300mm (18' 4" x 10' 8")

**Bedroom**  
4595 x 4212mm (15' 0" x 13' 8")

**Shower Room**  
2583 x 1575mm (8' 5" x 5' 1")

**Hall**  
4596 x 1600mm (15' 0" x 5' 2")

**TOTAL AREA 46.5m<sup>2</sup> (152.5ft<sup>2</sup>)**



This over-sized one bedroom apartment benefits from the original Gothic arched windows, making it light and airy. The wonderful and inviting double bedroom and modern open plan living/kitchen area, are perfect for relaxing ones days away and enjoying a modern lifestyle.



## SPECIFICATION

Along with the great care that has gone into choosing the best quality appliances and finishing touches in each and every apartment the development offers its residents a beautifully finished guest suite for those needing the occasional overnight visitor. It also offers secure, generous storage facilities and an energy efficient Biomass heating/hot water system to the flats and communal areas.



### KITCHEN

- Fairford kitchen in antique white
- Corian worktop and upstands in a neutral colour
- Worktop LED lighting
- One and a half bowl moulded resin sink
- Monoblock mixer tap
- Built in Bosch high level stainless double oven
- Built in Bosch stainless steel electric hob
- Built in Bosch stainless steel extractor hood
- Built in Bosch fridge/freezer
- Built in Bosch dishwasher
- Built in Bosch washer/dryer

### BATHROOM

- Villeroy & Boch White Alpin suite
- Villeroy & Boch O.novo back to wall WC with Villeroy & Boch soft close seat and cover.
- Villeroy & Boch O.novo wall hung handwash basin with VADO mixer tap
- VADO concealed thermostatic shower valve
- VADO fixed wall mounted drench head and handheld shower
- Lake's bathrooms shower screen
- Large Slimline Shower trays
- Johnson porcelain wall and floor tiling
- Mirror with built in shaver socket and lighting
- Heated towel rail - chrome finish
- Toilet roll holder - chrome finish
- Extractor
- Flat 4 will feature a freestanding bath

### FLOOR FINISHES

- Kitchen/Dining , Living Spaces Oak Finishes
- Bedrooms - wool mix twist carpet
- Bathrooms - Johnson tiling
- Hallways - Oak

### LIGHTING

- Kitchen, Bathroom, GF WC - spotlights
- Living, Dining Areas, Bedrooms – Spot lights and pendant fittings

### HEATING

- Biomass central heating and hot water system

### GENERAL FINISH

- Brushed steel sockets (with USB port in kitchen and main bedroom), phone and TV points
- Neutral decor
- Door finish - oak
- Smoke alarms
- 10 year ICW warranty
- BT copper network available for phone and broadband
- Communal Satellite and Freeview aerials are installed and wired to each bedroom and lounge
- Bike and bin storage
- Allocated parking

\* If the apartment you are purchasing includes one



# THE LOCATION

Located to the east of the A370 which runs through the village. Cleeve Courts position is both private and tranquil yet within easy reach of local shops and a short distance from social quarters and business centres of Bristol.

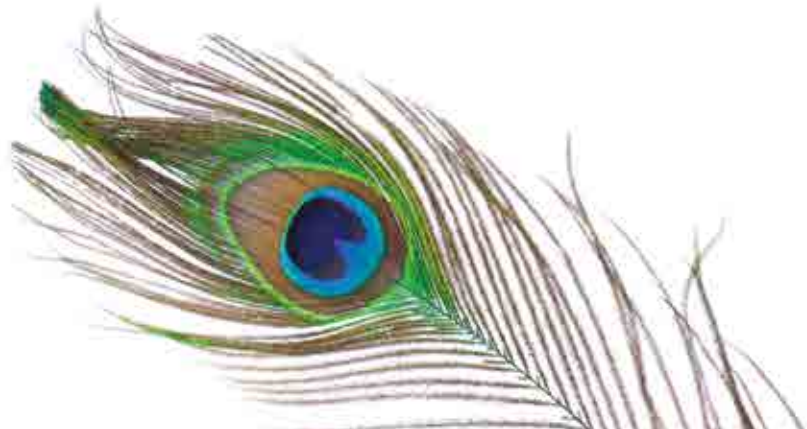
Nestled in a beautiful corner of North Somerset this wonderful part of the country has so much to offer, country and coastal walks are all but moments away. The seaside Towns of Clevedon with its famous Pier and Promenade, Portishead with its marina and lake grounds and Chew Valley with its lakes and wildlife. Pretty and welcoming villages are abundant and are filled with superb restaurants and pubs to enjoy.

Transport is also close at hand with the nearest town (Yatton) being on the main London to Southampton train line and direct access to Bristol Temple Meads.

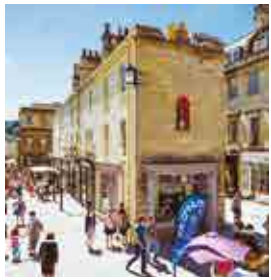
Bristol airport is also within 10 minutes' drive away and yet hidden from sound and view.

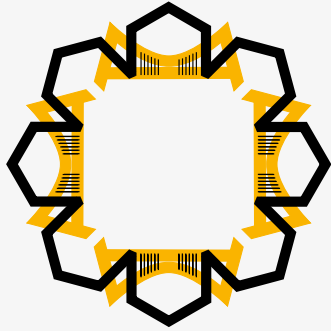
## EXPLORE YOUR SURROUNDINGS

Cleeve to London (by car)	2 hours 18 mins
Bristol Airport to London (by car)	2 hour 42 mins
Cleeve to Exeter (by car)	1 hour 13 mins
Cleeve to Bath (by car)	53 mins
Cleeve to Weston-super-Mare (by car)	21 mins









## DEVELOPMENTS BRISTOL

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### ABOUT THE DEVELOPER

**Developments Bristol** are a highly experienced property development company. Led by Paul O'Brien and Adam Phelps our recent and current projects span from bespoke new build developments such as The Luckwell Club Site in Bristol, a scheme comprising 16 houses and 3 apartments, through to smaller conversion jobs of 8 new apartments in Oakfield Road, Clifton and of course, the iconic Challicoms building in the heart of historic Clevedon.

Residential development is in our DNA and our company combines urban and rural ambition with civic pride recognised in an absolute commitment to quality. We also know that our reputation rests squarely on the projects that we deliver. Cleeve Court stands next in line.







# CLEEVE COURT

NORTH SOMERSET



DEVELOPMENTS  
BRISTOL

TO REGISTER YOUR INTEREST PLEASE CONTACT:



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