



43 WOODHILL ROAD PORTISHEAD BS20 7EY

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GOODMAN  
& LILLEY





A beautiful Grade II listed Georgian townhouse home offering well proportioned accommodation throughout and situated within one of Portishead's most prestigious locations on Woodhill Road.

This home affords far reaching views across the Lake Grounds towards the Welsh coastline yet is only a short walk to both the Marina and Portishead's traditional Victorian High Street.

Arranged over four floors the flexible accommodation offers the ideal opportunity for its next owner to put their own stamp on the property and create a home to enjoy for years to come. For those buyers searching for dual occupancy, the lower ground floor offers the potential to be converted into a self contained one/two bedroom apartment (subject to necessary planning permissions), which is sure to appeal.

The convenient location makes it the ideal choice to a variety of purchasers providing easy access to both Portishead's traditional High Street and the delights that the Marina has to offer with a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds allowing children the perfect space to explore or enjoy the various sporting activities the 'Lake Grounds' has to offer, or simply enjoy a picnic during those warm summer months.



GUIDE PRICE £765,000





Guide Price: £765,000

Tenure: Freehold

Council Tax Band: F





# LOCAL AREA



Portishead Marina

3 Minutes



The Lake Grounds

2 Minutes



5  
Minutes

Portishead Coastal Path

2.5  
Hours

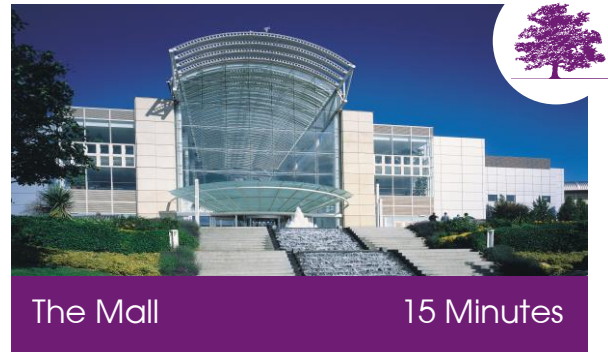
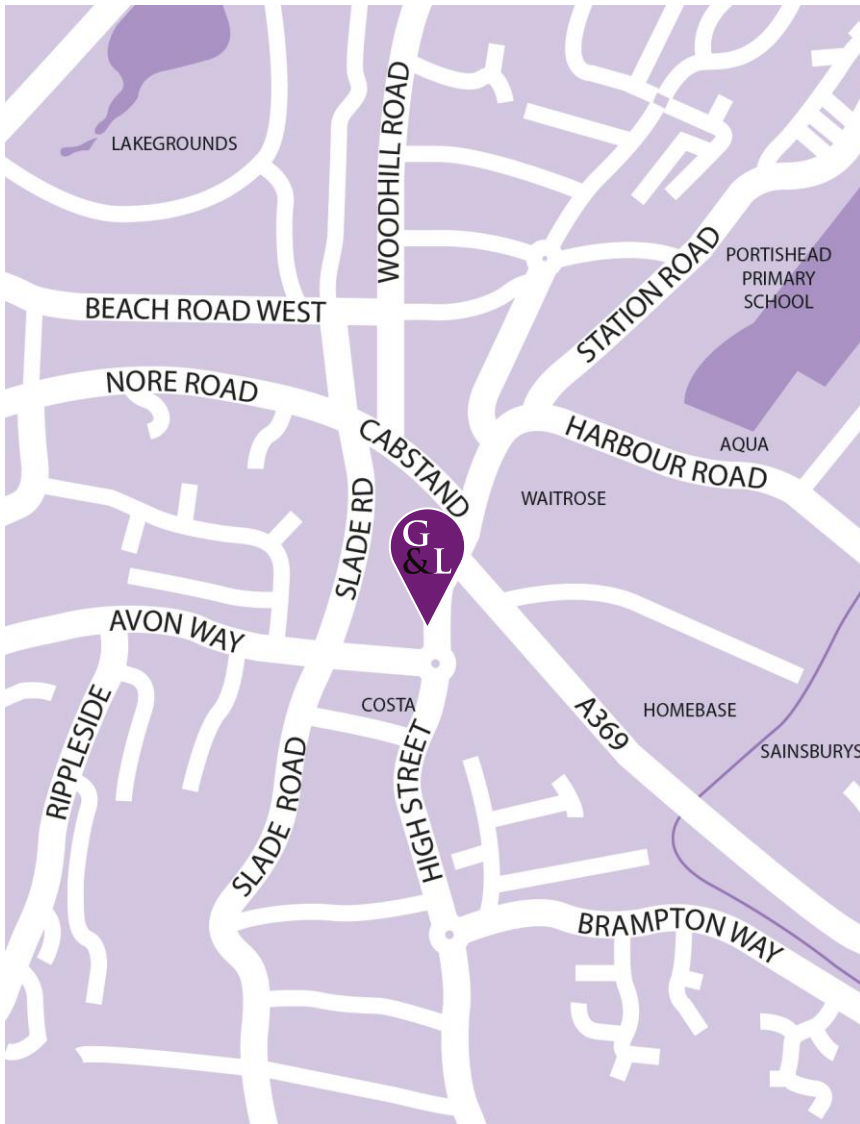
...Train  
Commute  
to London

1.5  
Hours


... Car  
Journey to  
Devon

Woodhill Road is located within easy reach of Portishead, which is a small, yet vibrant town. It is home to many independent boutique shops, with several good supermarkets including Waitrose and Sainsbury's also nestled amongst the lovely Victorian High Street, which includes thriving bars, restaurants and leisure facilities.

Portishead offers a large number of outdoor activities including the Sailing Club and outdoor swimming pool to name but a few. The beautifully situated Lake Grounds is often seen as the 'Jewel' of the town due to its far reach Channel views and sea front position and is immensely popular with people of all ages; offering cricket, football, tennis, putting and boating opportunities whilst commanding lovely picnicking spots and walking trails along the unspoilt Coastal Paths and Marina Quayside.



TRANSPORT

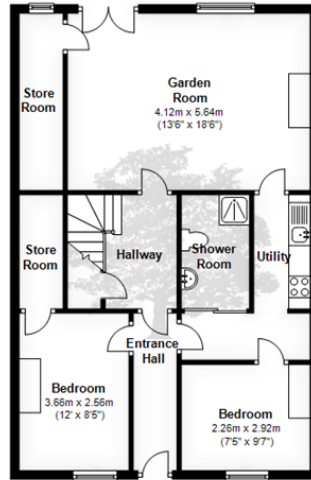
-  Bristol Airport **25** Minutes
-  M5, Junction 19 **7** Minutes
-  Temple Meads **30** Minutes

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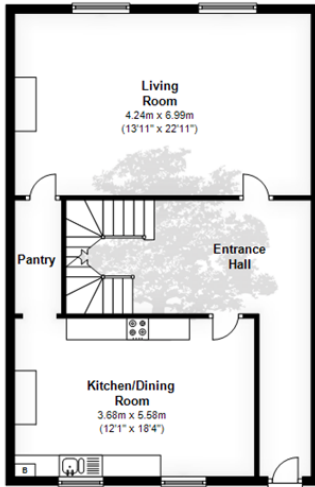
### Basement

Approx. 71.0 sq. metres (764.1 sq. feet)



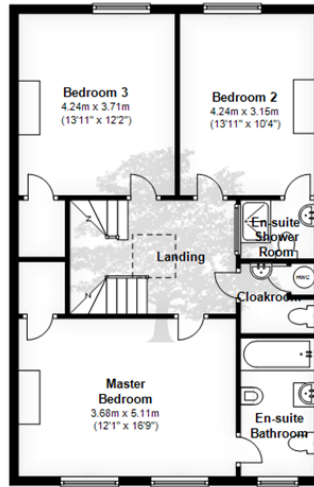
### Ground Floor

Approx. 74.6 sq. metres (802.6 sq. feet)



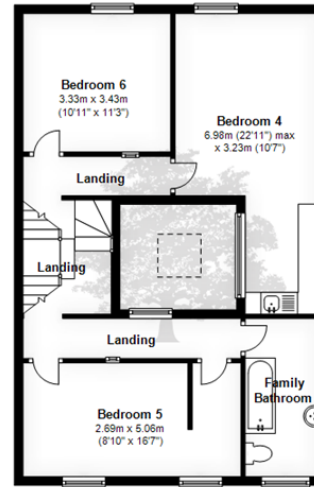
### First Floor

Approx. 74.5 sq. metres (802.4 sq. feet)



### Second Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 285.7 sq. metres (3075.4 sq. feet)

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