



Down Cottage Blackberry Lane, Portishead, BS20 8LA

POA

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Down Cottage Blackberry Lane, Portishead, BS20 8LA

Located in a semi-rural position with open views over countryside is this detached, three double bedroom, period cottage set in delightful gardens and grounds on the fringes of Portishead.

Down Cottage comes to the market for the first time in 20 years, and offers character filled accommodation arranged over two floors and in brief comprises; entrance vestibule, living room, downstairs family bathroom, dining room, kitchen & utility room. The first floor features three double bedrooms with the master bedroom featuring a en-suite shower room. The home provides all the character features you would associate with a property of this nature including a stone built fireplace with a wood burning stove, exposed ceiling timbers and cottage style windows with deep sills. The crowning feature is the gardens and grounds which encompass the property and features lawns, patios all of which are flanked by deep planted borders offering the family ample space for children to run free.

Although you're situated in a semi-rural location the property is still only located within a ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a great deal of interest due to the quaint nature of the property and back water location so don't delay, contact one of our property professionals on 01275 430440/sales@goodmanlilley.co.uk to arrange a viewing.

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley 01275 430440

- Period Detached Cottage
- En-Suite To Master Bedroom
- Period Features
- Quiet Location
- Three Bedrooms
- Two Reception Rooms
- Three Garages & Parking
- Gardens & Grounds

Accommodation Comprising:

Entrance Porch

Secure uPVC front door opening to the entrance porch, feature leaded stained glass port hole window to the front aspect, quarry tiled floor, electric wall mounted panel radiator, ceiling beam, door to:-

Inner Hall

Quarry tiled flooring, staircase rising to the first floor landing, timber thumb latched door to the living room and dining room.

Living Room

11'7" x 10'3"
uPVC double glazed window to the front aspect and rear aspects with deep sills, double panel radiator, feature exposed natural stone wall with chimney breast with 'Villager' multi-fueled woodburning stove, exposed ceiling timbers, TV point.

Dining Room

13' x 8'2"
uPVC double glazed window to the front aspect and rear aspects with deep sills, two double panel radiator, timber door to storage cupboard, open to-

Family Bathroom

Fitted with a three piece suite comprising; low level WC, vanity wash hand basin with storage beneath, mixer tap, deep panelled bath with mains shower, glazed shower screen, tiling to splash prone areas, recessed ceiling spotlights, ceramic tiled splash backs, obscured uPVC double glazed window to the rear aspect, ceramic tiled flooring, heated chrome towel rail, timber thumb latched door.

Kitchen

13' x 8'5"
Fitted with a comprehensive range of wall, base and drawer units with roll top edged work surfaces over, inset Belfast sink with mixer tap, tiling to splash prone areas, space for fridge/freezer, space for freestanding gas cooker with tiled recessed splash back, space for dishwasher, wall mounted gas fired 'Valliant' boiler serving the heating system and domestic hot water, uPVC double glazed window to the front and side aspects, recessed ceiling spotlights, ceramic tiled floor, door to:-

Utility Room

With uPVC double glazed window to the rear aspect, floor to ceiling wall and base units, plumbing for an automatic washing machine, ceramic tiled floor, 'Velux' window flooding the room with natural light, secure uPVC door to the rear garden.

First Floor Landing

uPVC double glazed window to the rear aspect, radiator, recessed spot lights,

Master Bedroom

14'11" x 10'8"
With uPVC double glazed windows to both the front, side and rear aspects, radiator, TV point, timber thumb latched concertina door opening to:-

En-Suite Shower Room

Fitted with a three piece suite comprising; low level WC,

vanity wash hand basin with storage beneath, shower enclosure with mains shower, tiling to splash prone areas, obscured uPVC double glazed window to the front aspect.

Bedroom Two

13' x 12'5"
Timber thumb latched door, uPVC double glazed window to the front aspect with views over the fields to the south, radiator, over-head storage cupboard, access to roof space via loft hatch,

Bedroom Three

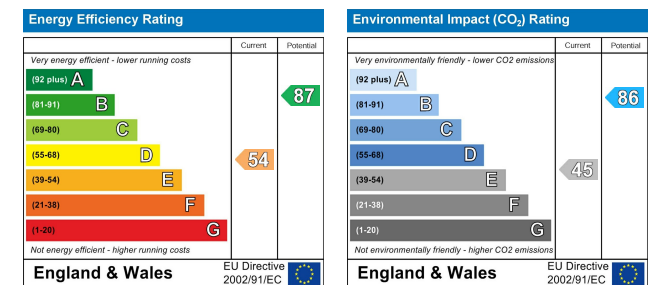
8'2" x 8'1"
Timber thumb latched door, uPVC double glazed window to the front aspect with views over the fields to the south, Velux window to the front aspect, radiator, storage cupboard, TV point.

Gardens & Grounds

The gardens are the crowning feature of the property which enjoy a sunny orientation and is enclosed by a combination of natural stone walling and hedgerows. An expansive patio area provides the ideal space to entertain family and friends with a secured Well adding interest. The garden is filled with an array deep planted floral, shrub and specimen tree beds and borders with the top of the garden laid to a lawned area with two timber built summer houses providing light, power and broadband, ideal for independant teenagers. The garden is of a generous nature and offers views over adjoining countryside and towards the Gordano Valley to the south.

Garaging & Parking

The garaging is located next to the property and benefits from having timber swing doors, light & power connected.



Portishead

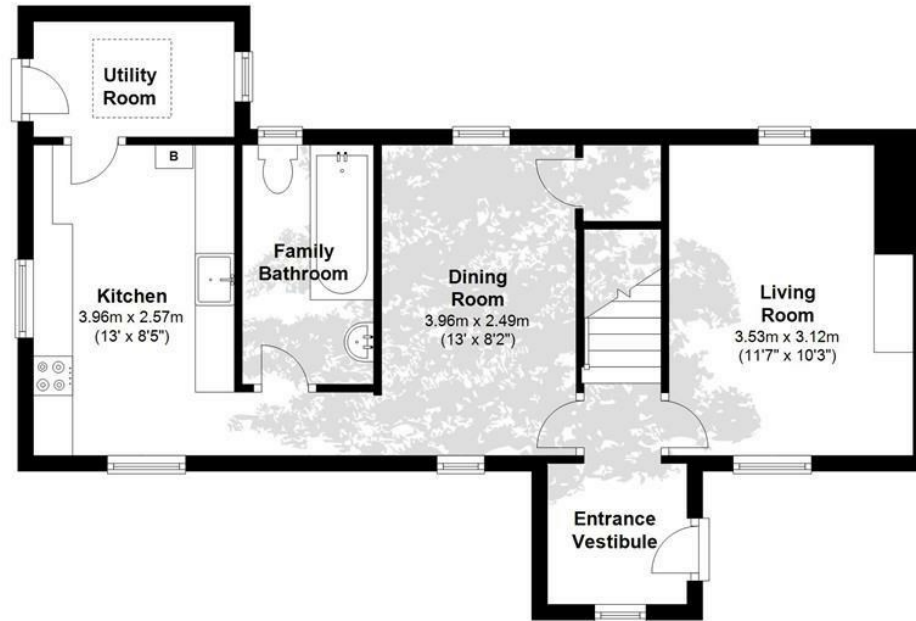
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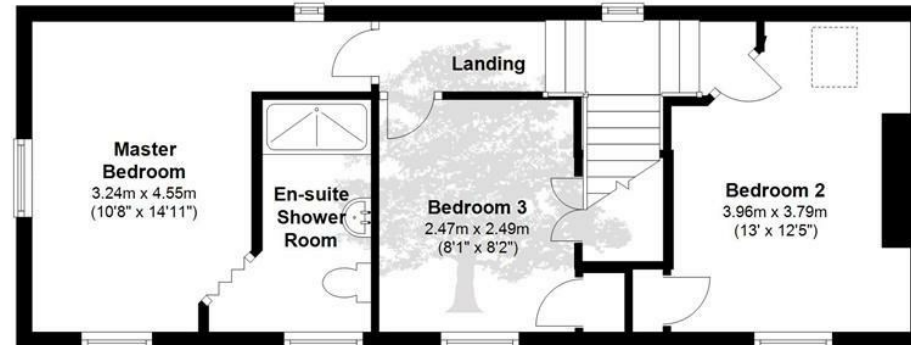
Ground Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.