



West Hill Cottages West Hill, Portishead, BS20 6LG

POA

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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External video tour available, please click the video tour link below

Smarthouz is pleased to announce that it has joined forces with Portishead's leading independent and award winning estate agents Goodman & Lilley, who will manage the sales and marketing of West Hill Cottages, a new development located in Portishead.

West Hill Cottages is a development of only three period three bedroom homes, located above Portishead's popular coast road within a picturesque conservation area of West Hill. The cottages will be finished to a high specification complemented by period features with great care taken within the design to ensure every inch of space has been used for functionality and visual pleasure, allowing for maximum light by using large windows to eliminate boundaries so you can enjoy quality time with friends and family in an airy environment. The cottages will also benefit from south facing gardens, secure off street parking for two vehicles and views down the Gordano Valley.

The convenient location makes its the ideal choice to a variety of purchases, with 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 nearby Lake Grounds, providing the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

Smarthouz will open the doors to their stunning state of the art period conversations with an open evening held at Goodman & Lilley's offices on Portishead High Street. At this point they will also release the homes for sale. Contact Goodman & Lilley now on 01275 430440/sales@goodmanlilley.co.uk to register your

interest to receive an invitation to the exclusive launch evening and be the first to see the details of these stunning properties.

- West Hill Cottages
- Three Bedrooms
- High Quality Character Build
- Open Plan Ground Floor Living Spaces
- State Of The Art Modern Technology
- Three Individual Period Homes
- Sumptuous Fixtures & Fittings
- Triple Glazing For Sound and Heat Insulation
- Free Solar Energy
- Secure Car Parking

Location

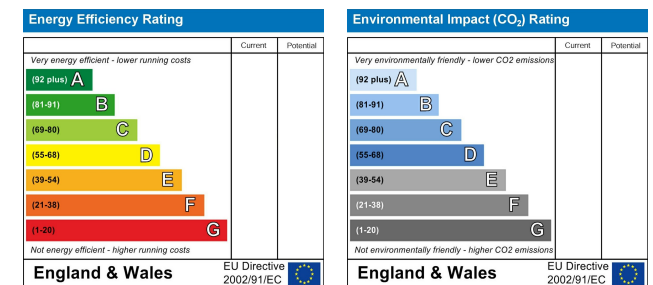
Portishead is a small, yet vibrant town. It has many independent shops in the lovely Victorian High Street, with several good supermarkets including Waitrose. The Lake Grounds, which can be viewed and walked to from The View, is immensely popular and offers cricket, football, tennis, putting and boating facilities. It is also a lovely area for picnicking and for walking.

In addition, Portishead boasts a leisure centre with an indoor heated swimming pool, health centres and many restaurants and pubs to suit all pockets located throughout the town. The M5 motorway network is accessible via Junction 19, allowing easy access to both North and South directions; placing Portishead at the heart of easy commuting links for places such as Devon, Cardiff, London, The Cotswolds and Birmingham.

Bristol International Airport is also in North Somerset and offers both national and international flights with Bristol Parkway Railway Station being only 14.5 miles away. Other useful distances include: Bristol City Centre 10miles, M5 J19 3.5miles, Southmead Hospital 10.5miles and

The Mall Cribbs Causeway 9miles. (Distances approximate).

Portishead is also widely renowned for the level of education it offers with numerous primary schools and Gordano Secondary School all being highly regarded. Independent Schools can be easily located within Bristol and the surrounding areas.



Portishead

Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440

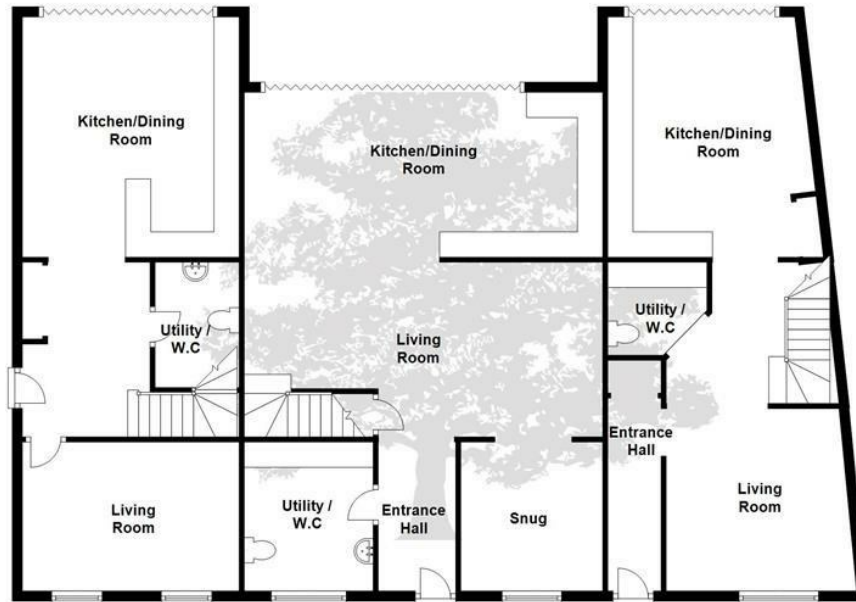
www.goodmanlilley.co.uk



PLOT 3

PLOT 2

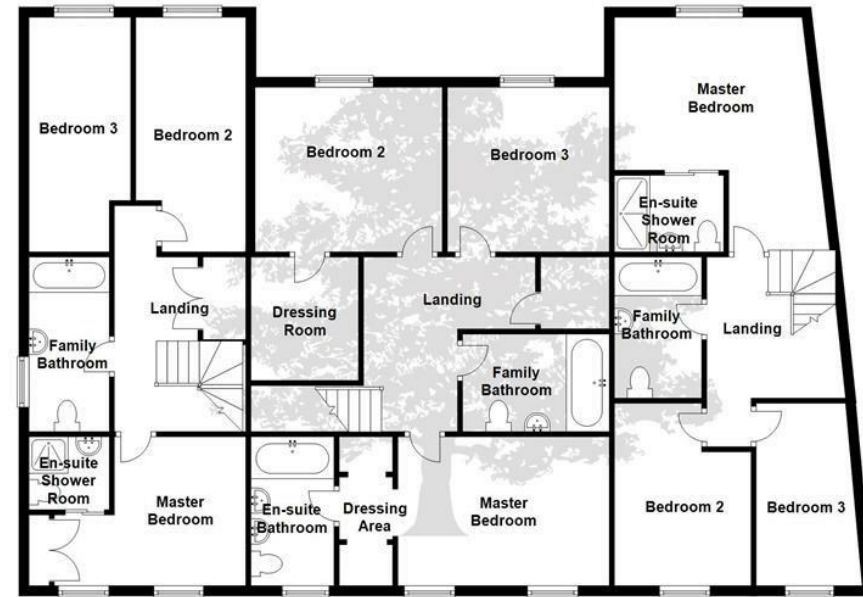
PLOT 1



PLOT 3

PLOT 2

PLOT 1



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