



TREETOPS  
PORTISHEAD



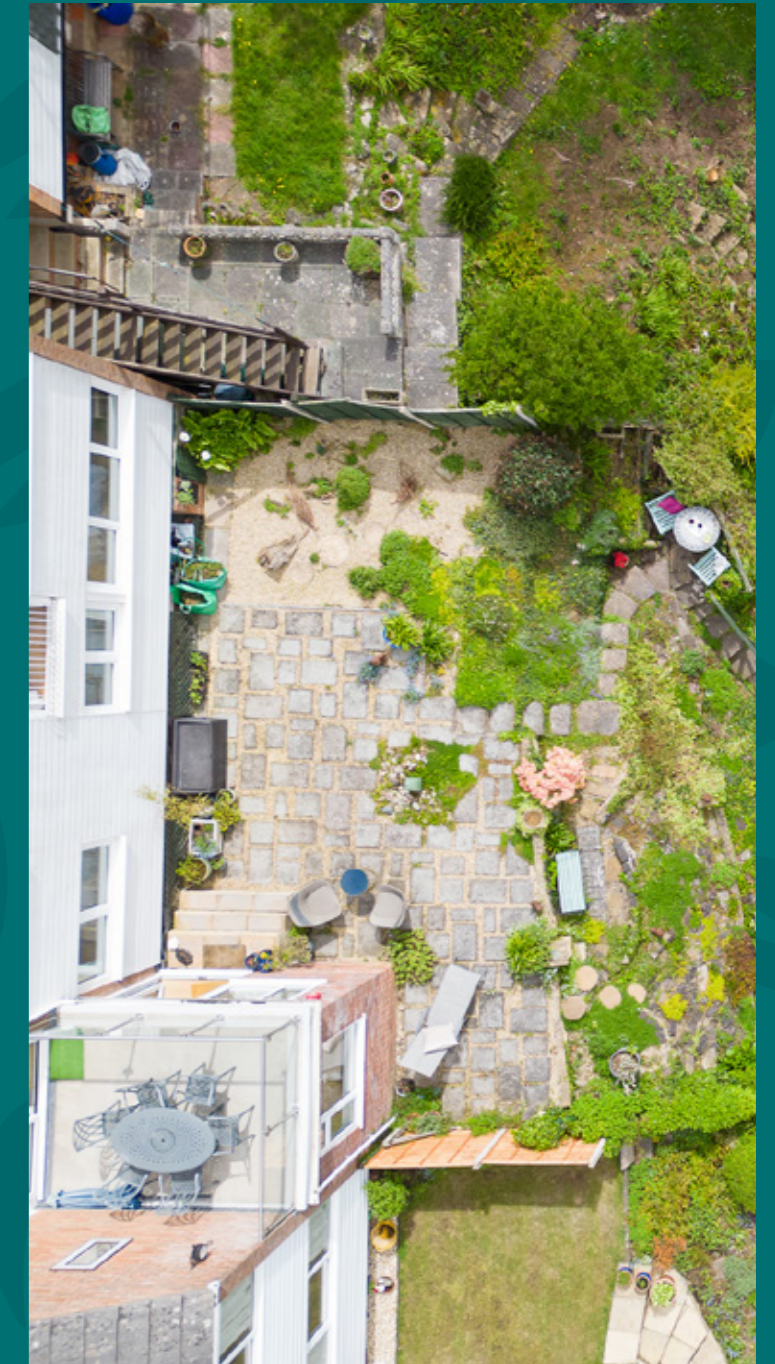
## 7 Glenwood Rise, Portishead BS20

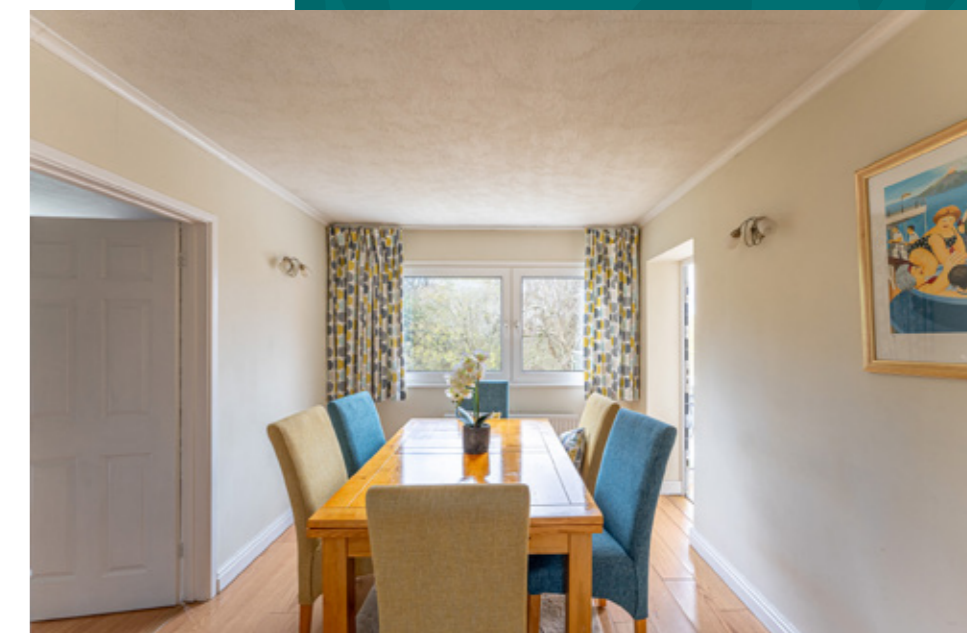
**Nestled on Glenwood Rise, just off Nore Road and close to Black Nore Point, is number seven.**

This spacious and versatile property sits back from the road behind its private drive and manicured front lawn. The current owners have lived here for nearly thirty very happy years, raising their family and enjoying this fantastic property - the surprising sense of space and light is just waiting to be explored...

First impressions and kerb appeal are lovely when pulling up onto the private driveway. With its integral garage, this property has all the practicalities needed for modern family living. Soak up the stunning surroundings and sense the breeze from the Channel on your approach to the front door. This place has to be seen to be truly believed, so come with us and take a look...

The prominent town of Portishead has a long and fascinating history and a simply stunning location – with sweeping views over the Severn Estuary (spot Cardiff to the south and delight in the skyline of the Brecon Beacons) and some of the most incredible sunsets, it really is a lovely place to live. The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw. The Victorian high street is full of boutique shops, bars and restaurants and the coast road is a pleasure to drive or meander along. Transport links are excellent. Just 8 miles from Bristol, and thirty minutes from Weston-Super-Mare, the commute is a doddle - and with Bristol International Airport approximately 25 minutes away, travelling further afield couldn't be easier. Glenwood Rise has a great sense of community, direct access to the Coastal Path and second-to-none views from its elevated position.





Enter the property through the front doorway to set foot in the light, bright and airy first-floor hallway. Access to the sitting room, dining room, kitchen, sun room, fourth bedroom, family bathroom and additional WC can be found from here. Unconventional living is the order of the day in this property, with three more bedrooms and a family room being located on the ground floor. The layout flows smoothly throughout this home, giving a feel of space and the views from the rear-facing windows are simply stunning.





Take a look into the south-facing dining room, dappled with light through large windows and with views for days over the mature trees surrounding the plot. Imagine dinner parties in here filled with laughter, good food and family dinners surrounded by those you love.



The sitting room is the perfect mix of classic and neutral design, with feature fireplace, perfect for cosy nights in. An array of windows floods the space with natural light and the French doors opening onto the Juliet balcony bring a real sense of the outside, in, especially during the summer months when they can be thrown open to bring in the breeze. Visitors will stop and stare at the unbelievable views over the woodland towards Wales and the very best of sunsets. With room for the biggest of sofas and entertainment systems, it is a lovely room to entertain and to relax in.



Pop into the sun room to the right of the dining room, where you will be met with more classic design and access to the balcony with more of those delicious views - it's a south-facing sun trap waiting to be enjoyed with a morning coffee or evening tippie. The sun room the place to curl up with a good book, or perhaps use as a home office, study space or, as the current owners do, a play room.



The kitchen, with views through the large window over the front garden and beyond, has a spacious, serene outlook. Open sightlines into the dining room ensure that everyone can be kept an eye on – whether at mealtimes or when entertaining. It features a host of storage solutions, wrapped in elegant pale blue units and quartz style worktops - the classic finish creates that cool, calm and welcoming feel showcased throughout the home.





Bedroom four is a great sized single room, with views through its large window over the front of the property. With its own sink and sitting next to the first floor WC, it is perfect as a guest room or for older children. The fully-tiled family bathroom can keep up with the busiest of mornings in style.



Pop back into that spacious hallway and take the staircase to the ground floor to find three spacious bedrooms (one with en suite) and family room. The décor is tastefully in keeping with the rest of this present-day property, whilst beautiful lighting showcases how bright and airy this area of the home continues to feel.

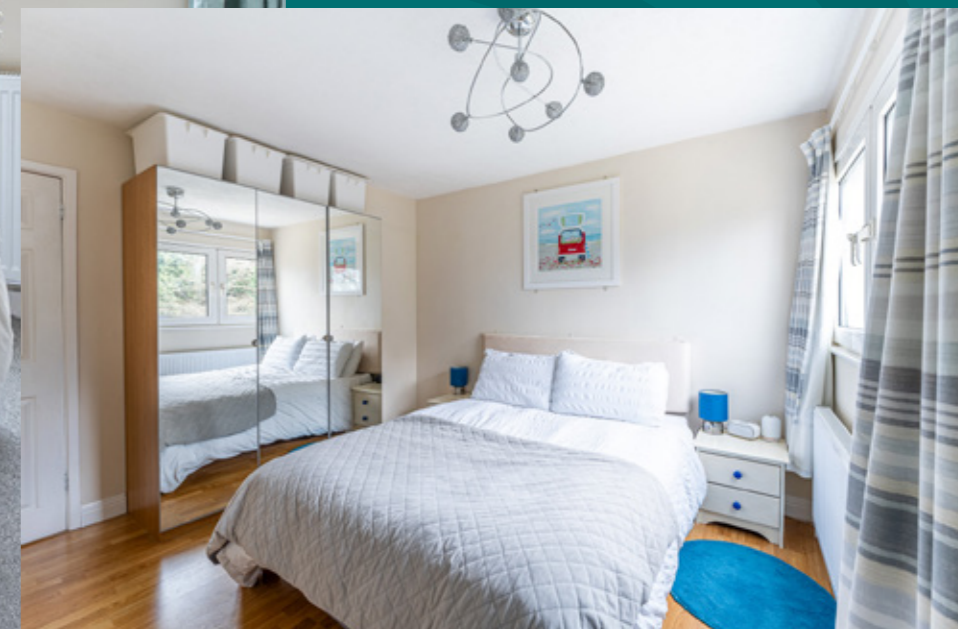




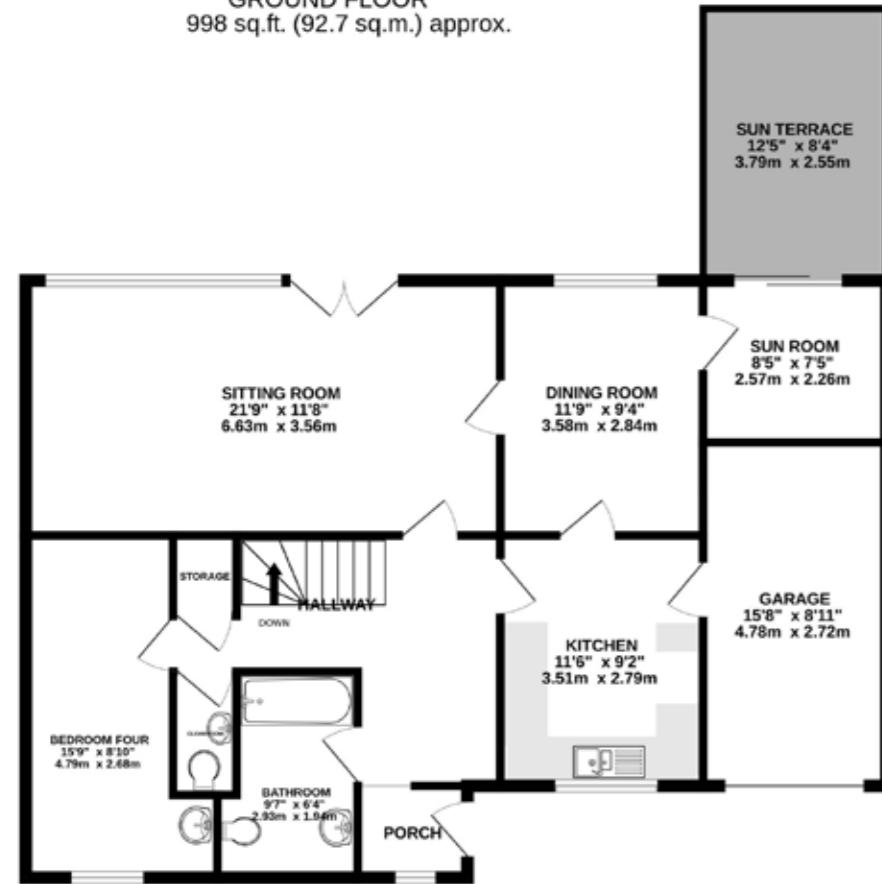
Open the door to the spacious master bedroom where the bright, natural décor creates a sense of lightness in the room. The built-in storage will house even the best dressed and the huge window captures views out over the rear of the property and beyond. An en suite shower room completes the luxury vibe, giving five minutes peace away from the hustle and bustle of family life. Just inside the door is a handy study area which could also be used as a dressing area if required.

Bedroom two has a bright, airy feel and views over the rear of the property to greet you. The natural light brought by the large window creates an effortlessly cool and relaxing vibe. Bedroom three is another good-sized double room with stunning views through the treetops. Being located on the ground floor keeps bedrooms snug in the winter and cool in the summer, giving a great night's sleep all year round.

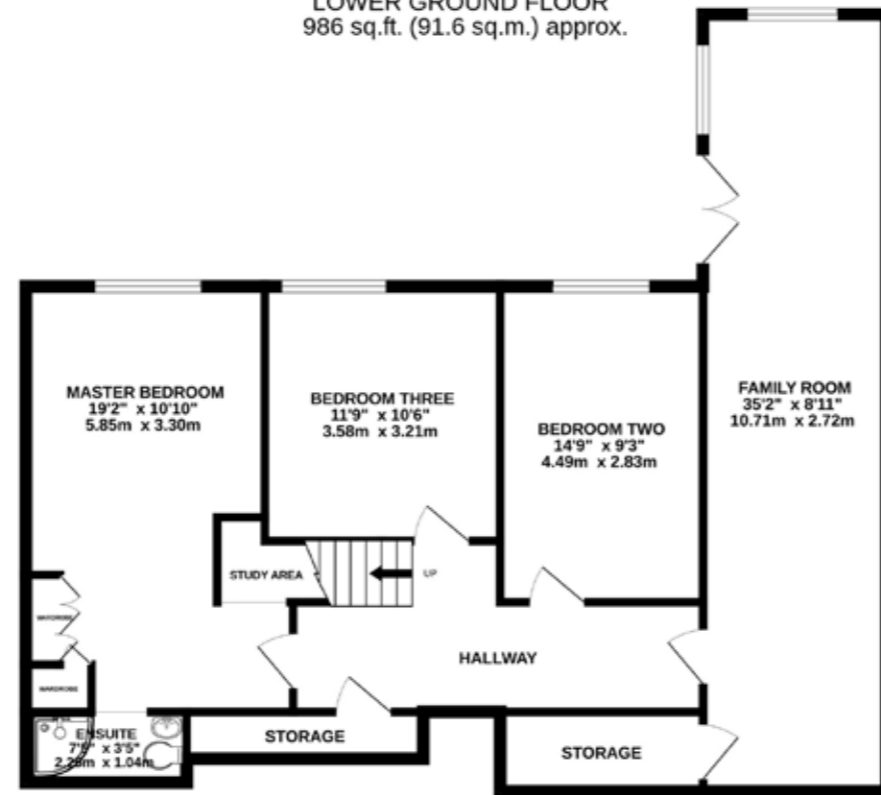
The family room runs the full depth of the property and is a fantastic size. With large windows and direct access to outside through French doors, it's a great flexible bonus space, just right for family living at any time of the year.



GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.

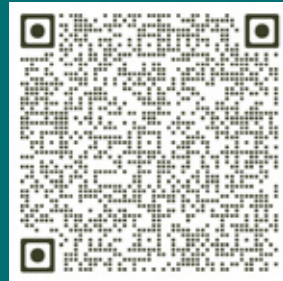


LOWER GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The outside space around this home is just lovely and very easy to look after.

The low-maintenance south-facing terraced rear garden is perfect for summer socialising and al fresco dining. Bordered by established trees and woodland, this secluded spot is tranquil and calm.

Take the Coastal Path through the back gate and be at the beach in mere minutes. Squirrels bounce through the treetops and birdsong fills the air. Take a moment to lose yourself in the views and breathe...

Don't miss out on the chance to own this practically perfect family home, nestled in a fantastic location and surrounded by magnificent views.

Homes like this don't come up on the market often and they don't stay there for long. Book a viewing with Matthew today.

The finer details

- Spacious link-detached family home in Portishead
- Tenure: freehold
- Total area approximately 181 square metres (1,948 square feet)
- Three double bedrooms, a single bedroom and two bathrooms
- Beautifully finished throughout
- Fully serviced gas central heating
- Integral garage and off-road parking
- Extensive south-facing terraced garden with incredible views over the Bristol Channel
- Council tax band E
- EPC - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TREETOPS  
PORTISHEAD

TREETOPS, 7 GLENWOOD RISE, PORTISHEAD, BS20 8EH

Book your viewing of Treetops today and start your journey to owning your own unique home in a prominent location in Portishead.



B E S P O K E

by northwood

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Unique & Distinctive Homes

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To arrange a viewing please contact Matthew Bingham

[bristol@northwooduk.com](mailto:bristol@northwooduk.com)

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