



2, Church View Cottages Church Road South, Portishead, BS20 6PX

**GUIDE PRICE £350,000**

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## PROPERTY OVERVIEW

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A delightful stone-built period cottage with the rare advantage of a 150ft (approx.) rear garden, this two-bedroom mid-terrace home is brimming with potential. Situated in the heart of Portishead, within walking distance of the traditional high street, lake grounds, and award-winning port marine, this property is a fantastic opportunity for those looking to create a bespoke home.

While in need of full modernisation, the cottage retains much of its original period charm, including beautiful feature fireplaces and classic architectural details. The layout includes a reception room with views towards the church and grounds, a separate dining room overlooking the garden, and a kitchen. Upstairs, there are two generous double bedrooms and family bathroom.

### Outside:

The stunning rear garden, extending approximately 150ft, provides a peaceful retreat, ideal for gardening enthusiasts, outdoor entertaining, or simply unwinding in a tranquil setting.

### Location:

Portishead is a vibrant coastal town situated along the Severn Estuary, just eight miles from Bristol. It boasts excellent transport links, including easy access to the M5 motorway, Bristol International Airport, and the city of Bristol.

The town's popularity has surged with the redevelopment of Portishead Marina, now a lively hub featuring cafes, restaurants, bars, and luxury waterside apartments. The nearby Lake Grounds is a much-loved attraction, offering boating, sporting facilities, a children's play area, and a large open green, perfect for summer picnics or watching local cricket and football matches. Another highlight is Portishead Lido, a heated open-air pool that also hosts outdoor cinema screenings, making it a unique community attraction.

With its character, prime location, and potential for transformation, this period home presents an exciting opportunity for those looking to create their dream home in one of the most desirable areas of North Somerset.



# KEY DETAILS

- A Charming Stone-Built Period Cottage
- Sought-After Location In The Heart Of Portishead
- Walking Distance To Portishead High Street, Lake Grounds & The Marina
- Huge Potential To Modernise & Personalise
- Rare 150ft. (approx.) Garden Offering Exceptional Outdoor Space

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: C

Local Authority: North Somerset

Vendors Onward Position:

No Onward Chain

EPC: E

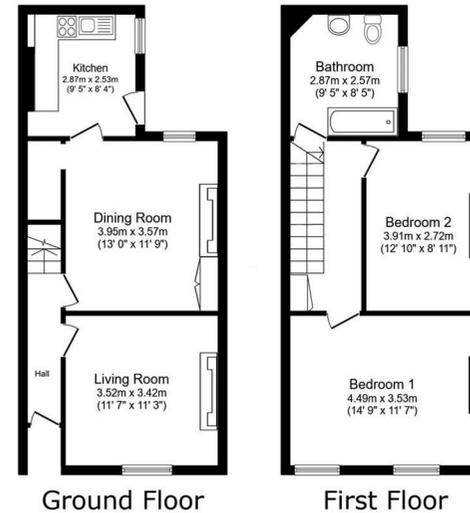
Viewing: By appointment only



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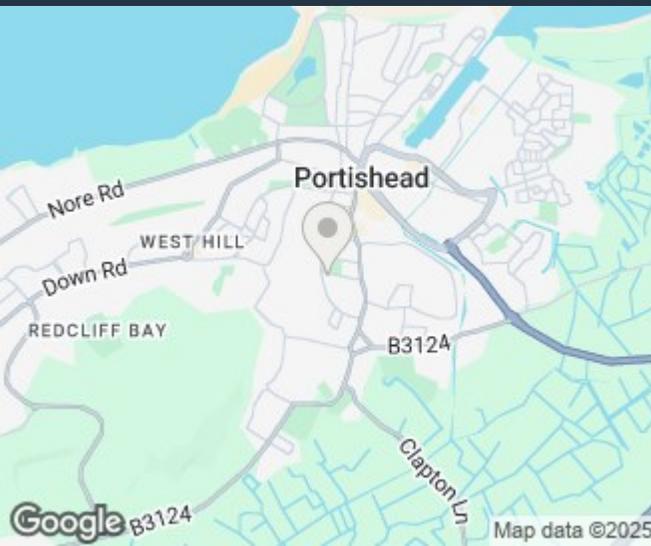
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TOTAL: 84.2 m<sup>2</sup> (907 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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If you would like a valuation please either call, email or follow the QR to book online.



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