



Woodlands Pier Road, Portishead, Bristol, BS20 7EA

GUIDE PRICE £725,000

**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

Viewing Day Saturday 1st November 2025. 3pm-5pm. Please contact the office on 0117 454 7054 to book a viewing.

Enjoying what is arguably one of the most sought-after locations within town, on the very edge of the coastal path, 'Woodlands' on Pier Road presents a rare opportunity to acquire (approx. 2113.70 Sq.Ft / 196.40 Sq.M) family home that has been meticulously reimaged from the ground up.

The journey begins at the substantial, SuDS compliant granite driveway, which offers both impressive kerb appeal and practical parking. As you step down towards the front door, a door leads to an under-drive storage bunker that offers ingenious additional space.

Stepping through the front door, you are immediately welcomed by a sense of space and tranquillity, a testament to the owners' unwavering commitment to quality and design. This is felt underfoot with the sophisticated, modern feel of polished concrete flooring with smart, wet-system underfloor heating, ensuring comfort is seamlessly woven into the fabric of the home.

The accommodation unfolds to reveal a layout that is both practical and sublime. With the flexibility of five double bedrooms in total, children can thrive in their generously proportioned bedrooms, with dedicated spaces for study, creativity, and gaming, all complemented by the exceptional storage of bespoke fitted wardrobes in Bedrooms one, two and five.

Meanwhile, the heart of the home is a chef's dream, a truly breathtaking kitchen/family room featuring a stunning Quartz worktop, fitted range of appliances and the ultimate modern convenience of a Quooker boiling water tap. Adults will find their sanctuary here in this incredible space, which exude a relaxed and homely vibe, perfect for both quiet evenings and entertaining guests.

As you immerse yourself within the home, the incredible attention to detail becomes ever more apparent. The owners have painstakingly incorporated unique features such as bespoke hand-made end-grain oak panelling that adds texture and warmth. Every finish, every fixture, and every fitting has been carefully curated to the highest standard, creating an environment of understated luxury.

Step outside to the thoughtfully landscaped garden, a masterclass in design that effortlessly blends the rough and tumble of family life-from football practice to water fights-with a serene sanctuary for entertaining, all whilst enjoying all day sunshine due to the southerly aspect. The elegant combination of sandstone, limestone and basalt paving provides the perfect stage for summer BBQ's and late nights gathered around the firepit with friends and family. This is a home that truly caters to every aspect of life, balancing vibrant activity with utter relaxation.

### Location

Located in the popular coastal town of Portishead, with its excellent schools, vibrant marina, and beautiful open spaces, this exceptional property on Pier Road must be viewed to be fully appreciated. We highly recommend an early viewing to avoid missing the chance to make this extraordinary house your forever home.

N.B. This property is being sold by a connected person to Goodchild Estate Agents.

## KEY DETAILS

- A Stunning, Spacious & Modern Family Home (approx. 2113.70 Sq.Ft./196.40 Sq.M.)
- Viewing Day Saturday 1st November 3pm-5pm
- 5 Double Bedrooms
- Wonderful Kitchen/Family Area For Entertaining
- Beautiful South Facing Landscaped Rear Garden
- Off-Street Parking
- No Onward Chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

Local Authority: North Somerset

Vendors Onward Position:

No Onward Chain

EPC: C

Viewing: By appointment only

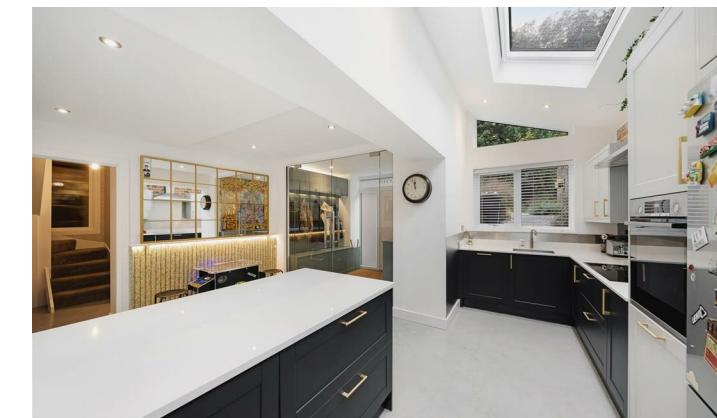


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Woodlands, Pier Road, Portishead, Bristol, BS207EA  
Approx. Area 2113.70 Sq.Ft - 196.40 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

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



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