



TIDES, 6A RANCHWAYS,
PORTISHEAD, BS20 8DQ

GOODMAN
& LILLEY



(PLOT 2) AN UN-COMPROMISED EXPRESSION OF INDIVIDUALITY, WHERE BREATH-TAKING ARCHITECTURE UNITES WITH EXCEPTIONAL INTERIOR DESIGN, CULMINATING IN A UNIQUE FAMILY HOME SITUATED IN A PRIVATE TUCKED AWAY POSITION.

One of only two properties being built, this eco four bedroom family home has been architecturally designed to the highest specification using only the finest materials. This unique and spacious property has been arranged over two floors with rendered and glazed gabled elevations, under a unique apex roof. This fine family home approaches 2150 ft2 of prime living accommodation which in brief comprises; entrance hall, shower room, bedroom four/Snug/Office, stunning open-plan living/dining/kitchen space really is conducive to modern family living and is the 'hub of the home'. The first floor features three double bedrooms, master en-suite with access to the balcony with estuary and Welsh hill views in the distance.

The property occupies a secluded position with a favoured southerly facing landscaped rear garden, laid to lawn with an expansive sun terrace stretching across the rear elevation of the home offering the ideal place to dine alfresco in the warmer summer months. The property is approached over a driveway that provides ample off-road parking for numerous vehicles. The property uniquely features a (18ft x 5ft) store room which completes the package to this fine contemporary styled abode.

Location

The town of Portishead is particularly well placed for commuting to Bristol. Apart from the many high street shops, restaurants and food stores the town and surrounding villages have many an active and popular public house visit and enjoy. The local schools are all exceptional rivalling the nearby private schools such as the Downs Preparatory School at nearby Wraxall which offers schooling for boys and girls aged 4 to 13 years. Clifton College and Clifton High School are within approx. 9 miles travelling distance via the Clifton Suspension Bridge.

There is a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland. For the commuter the M4/M5 motorway network is reached at Junction 19 of the M5. Clifton Village with its colorful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

Key Features

- Brand New, private homes set amidst the heart of Portishead
- Designed with energy efficiency and cost-saving in mind, these homes are oriented to make the most of natural light and solar gain, utilise the roof space and reducing energy costs.
- Striking design with bespoke glazing throughout and unique apex roof
- Private terrace with views of the Bristol Channel
- EPC A rated - Air Source Heat Pump / Solar Panels / EV Charging Points / Eco-bins in Kitchen
- Privately Accessed Driveway via discreet private road.
- Driveway provides space for 3 / 4 vehicles
- Hardstanding formed using permeable paving with integrated drainage
- All surface water linked to specialist soakaway system for sustainable drainage
- 10 year New Build ICW Home Warranty
- Open Plan Kitchen/Dining/Family Room with Full-Height Glazing Accessing Rear Garden
- Four Bedrooms, Master with Contemporary En-suite & Built-In Wardrobes
- Family Bathroom and separate Ground Floor WC with integrated shower
- Cloakroom & Boot Room
- Separate office for home working
- Separate utility for white goods
- Secure bike and refuse/ recycle stores
- House 1 includes a garage and House 2 includes a large store

- Both houses include large private gardens with mature planting and trees
- Excellent local schooling & amenities close within Portishead & Bristol City Centre within 10 miles
- Level threshold access throughout
- Design includes a downstairs bathroom and bedroom to futureproof the home

Kitchen

- Bespoke fully fitted modern kitchen
- Quartz worktops and upstands
- Brushed brass handles and mixer tap
- Bosch integrated electric single oven
- Bosch induction touch control hob
- integrated combined fridge freezer
- Integrated cooker hood
- Integrated integrated dishwasher
- Soft closing doors and drawers

Bathroom & En-Suites

- High quality sanitaryware
- Wall hung WC and pushplate flush
- Soft close toilet
- Satin stainless steel thermostatic bath/ shower mixers and taps
- Chrome heated towel rails
- Glass shower screens to baths and showers
- LED Downlights to ceilings
- Large format contemporary porcelain floor and wall tiles

Interior Finishes

- Oak veneer doors throughout
- Satin finish ironmongery
- Carpet to bedroom areas
- Walls and woodwork finished in matt / eggshell emulsion in light shades of stone colour
- Windows and doors finished in anthracite grey
- Carpet to stairs and landings
- First floor includes a vaulted ceiling and roof lights to enhance natural daylighting and ventilation

Electrical

- BT telephone, CAT 6 cabling and ultra-fast fibre to lounge, office and bedrooms
- Mains smoke detectors to hallways and heat detectors to kitchen areas
- Integrated fire alarm systems

Heating

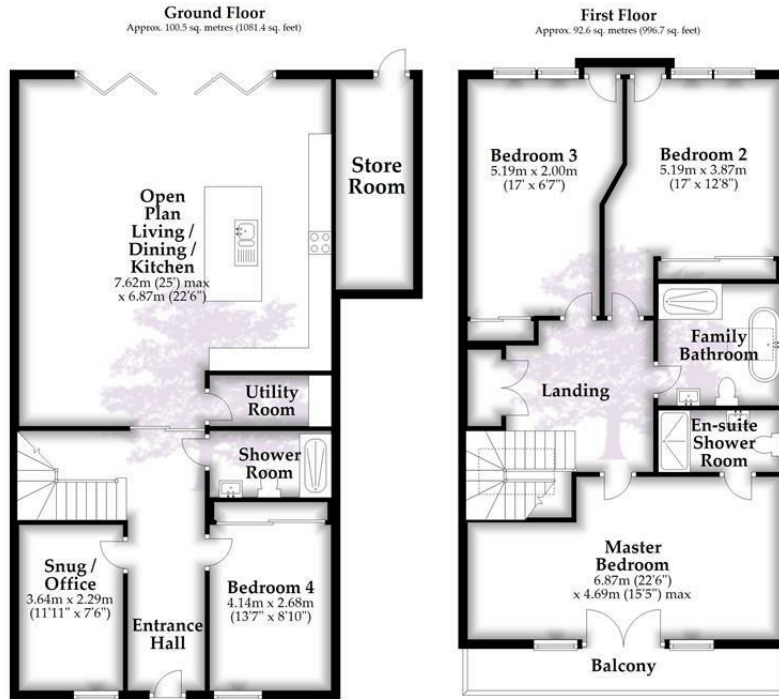
- Both houses are fitted with Air Source Heat Pumps, Solar PV and hot water cylinders
- The whole ground floor is fitted with underfloor heating
- Upstairs fitted with radiators
- All bathroom and en-suites are fitted with electric underfloor heating

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- Brand New Eco Home
 - Approaching 2150 SQ FT
 - 10 Year Building Warranty
 - Air Source Heat Pumps, Solar PV & hot water cylinders
 - Private Hillside Location
 - Four Double Bedrooms
 - Cutting Edge Contemporary Design
 - Estuary & Welsh Hill Views
 - Balcony & Master En-Suite
 - Contact Us For Further Details



GUIDE PRICE £900,000





Total area: approx. 193.1 sq. metres (2078.1 sq. feet)

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.
Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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