



COLERIDGE HOUSE, 40 ST. MARYS ROAD,
PORTISHEAD, BS20 6QW

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 6QW

GUIDE PRICE

£895,000

An opportunity to acquire an impeccably presented four-bedroom detached family home situated on a corner plot with generous gardens and grounds.

Built in the 1930's with cream washed rendered elevations beneath a pan tiled roof this home offers spacious and versatile living accommodation arranged beautifully over two floors. On entering you're greeted with welcoming entrance hall, light and airy in its appearance with a turned staircase rising to the first-floor landing. The entrance hall offers a good-circulation space with doors opening to all of the principle reception rooms. A study area is situated on the front elevation with the pleasant outlook across the garden. The living room enjoys a triple aspect, light-filled with a feature stone fireplace and wood burning stove and resides on the west elevation with views over both the rear and front gardens. A family/snug seamlessly interlinks with the kitchen and provides another area to sit back and relax in with direct access to the rear garden. The open-plan kitchen/dining room is well-proportioned and fully equipped to cater for the family buyer with use of a utility room and cloakroom. The first-floor features four-bedrooms, shower room/WC and a quality four-piece bathroom suite serving the bedrooms.

The gardens and grounds are of a good-size and certainly are the crowning feature to the property. The gardens lie to three sides of the home. The enclosed gardens are laid predominantly to lawn with deep planted borders and enjoy a good degree of privacy with woodland back drop to the rear aspect. A deep paved patio extends across the rear of the property providing the ideal place to dine alfresco in the warmer summer months. The garage is approached over a block-paved driveway providing off-road parking for several vehicles.

Location

The name Portishead derives from the port at the head of the river. The town was built on the mouth of a small tributary of the Severn Estuary near the mouth of the River Avon. The old pill or jetty provided protection for craft against the Bristol Channel's large tidal range and iron rings can be seen in the High Street, at which fishing boats used to moor. One of the major changes that has shaped the town's rapid development is the conversion of a traditional deep-water dock into a new Marina, housing some 450 yachts and cabin cruisers. The original dock enabled ships to supply coal to the two adjacent power stations. New waterside bars and restaurants have opened, and further shops, bars and restaurants are scheduled to open in the future. Coleridge House is located within one of the oldest parts of the town, with an enviable, tranquil position. Served by a wide range of local amenities found at the traditional High Street with Banks, Coffee shops, cafes, a Post office, restaurants, gastro pubs and convenience stores. Lastly, the area is particularly well served for its renowned schooling in both the state and private sector with a variety of Primary Schools to choose from and the highly regarded Gordano senior school located at the other end of the road.

Rarely available in this highly regarded residential road. Goodman & Lilley anticipate a good degree of interest due to its location and the overall family-sized living accommodation. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising:

- 1930's Detached Family Home
- Approaching 2000 SQ FT
- Garage & Driveway
- Four Bedrooms
- Generous Gardens & Grounds
- Gordano Valley Views
- Three Reception Rooms
- Highly Regarded Address
- Impeccably Presented Throughout

Storm Porch

Secure part-glazed stained glass front door opening to the entrance hall.

Entrance Hall

Light and airy in its appearance and offering a good circulation space. uPVC double glazed window to the front aspect, turned staircase rises to the first floor landing, radiator, archway to the study, doors opening to principle rooms.

Study

uPVC double glazed window to the front aspect, radiator, oak plinth work surface with space for an office chair, door to cupboard with shelves, double glazed window to the side, radiator.

Living Room

The principle reception room is light-filled and enjoys a triple aspect with uPVC double glazed windows overlooking the rear garden, radiator, 'Stovax' woodburning stove with stone hearth, minster fire surround, picture rail, TV point.

Family Room

uPVC double glazed French doors opening to the rear garden, radiator, cupboard housing gas fired boiler serving the heating system and domestic hotwater, door opening to the kitchen.

Kitchen

Fitted with a range of wood wall, base and drawer units with granite work surfaces over, underlighting, inset one and a half bowl sink and swan neck mixer tap, tiling to splash prone areas, integrated dishwasher, chimney recess with gas rangemaster and extractor hood over, space for fridge/freezer, ceramic tiled flooring, double glazed stained glass window to the side aspect, uPVC double glazed window to the rear aspect overlooking the rear garden, recessed ceiling downlighting, door to the family room, door to:-

Dining Room

A well-proportioned room with ample space to position a family-sized dining room table and chairs, oak flooring, picture rail, two uPVC double glazed window to the side aspect, open-plan to the kitchen.

Utility Room

Fitted with a work surface with wall units over, plumbing for a washing machine and a dryer, secure uPVC double glazed door and window combination opening to the front of the property, ceramic tiled flooring, recessed ceiling down lighting, access to roof space via loft hatch, secure uPVC double glazed door opening to the rear garden, door to the garage and the cloakroom.

Cloakroom

Fitted with a two piece suite comprising; low-level WC, wash hand basin with tiled splash backs, radiator, extractor fan, ceramic tiled floor, obscured window to the rear aspect.

First Floor Landing

With doors opening to the accommodation to the first floor, glazed loft access to roof space, airing cupboard.

Master Bedroom

A spacious master bedroom enjoying a triple aspect with uPVC double glazed windows to the front, side and rear aspects, built-in wardrobes with shelf and hanging rails, radiator, recessed ceiling downlighting, picture rail, TV point.

Bedroom Two

A good-sized room enjoying a dual aspect with uPVC double glazed windows, radiator, picture rail.

Family Bathroom

Fitted with a quality four piece Heritage suite comprising; low-level WC, pedestal wash hand basin, claw footed bath with mixer tap and hand shower attachment, shower enclosure with mains shower, metro tiled splash back,

chrome heated towel, recessed ceiling downlighting, ceramic tiled flooring, extractor fan, obscured uPVC double glazed window to the rear aspect.

Bedroom Three

uPVC double glazed window to the front and side aspects, radiator, picture rail.

Bedroom Four

uPVC double glazed window to the front aspect, radiator, picture rail, exposed wooden flooring.

Shower Room

Fitted with a three piece suite comprising; low-level WC, shower enclosure with mains shower, tiling to splash prone areas, oak plinth with wash hand basin with mixer tap, tiling to splash prone areas, shaver point, extractor fan, recessed ceiling downlighting, ceramic tiled flooring, obscured double glazed window to the side aspect.

Gardens & Grounds

The gardens are the crowning feature to this wonderful property which lie to three sides of the property and enjoy a sunny orientation with the benefit of offering a good degree of privacy. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowers, specimen trees and mature flowering shrubs. A deep paved patio seating area extends across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. A productive vegetable garden lies to one side of the garden for those buyers with green fingers.

Garage & Driveway

The garage is approached over a block-paved driveway providing off-road parking for several vehicles. The garage is accessed via timber double doors, light and power connected, eaves storage space, door to the utility room, door to the rear garden.



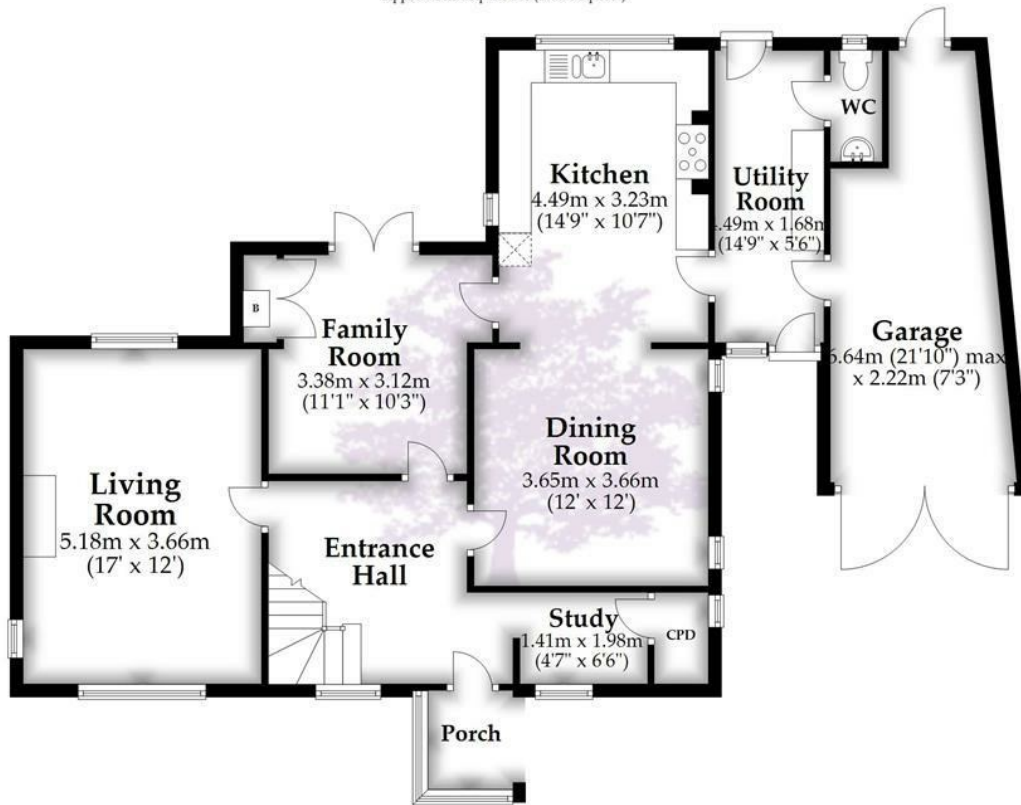




GOODMAN
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Ground Floor
Approx. 102.0 sq. metres (1097.8 sq. feet)



First Floor
Approx. 74.5 sq. metres (802.2 sq. feet)



Total area: approx. 176.5 sq. metres (1900.0 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.

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