



THE COACH HOUSE, BATTERY LANE,  
PORTISHEAD, BS20 7JD

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GOODMAN  
& LILLEY





**HOUSE RULES**  
Love one another  
SAY PLEASE  
& THANK YOU  
Eat your Quinoa  
DREAM BIG  
BEARD  
GO WHIRING  
TURN IT OFF  
The Kennel



# THE COACH HOUSE, BATTERY LANE

## PORTISHEAD BS20 7JD

GUIDE PRICE  
£765,000

Recently returned to the market is this stone built coach house set on the highly regarded Battery Lane. The property is nestled conveniently close the Lake Grounds, Battery Point and within walking distance to the Portishead's traditional High Street.

This charming period coach house offers a wealth of charm and character and is offered to the market after a full sympathetic refurbishment. Constructed from natural stone elevations under a pitched tiled roof, dormer windows to both the front and rear, this home boasts approximately 2,000 Sq. Ft of living accommodation, neatly arranged over two floors.

In brief, the property comprises; entrance hall, living room, dining room, cloakroom and kitchen. The first floor features a four piece family bathroom, shower room and four bedrooms. The master bedroom suite also benefits from having a dressing room. The rooms to the first floor on the front elevation also enjoy a westerly orientation with pleasing views towards the estuary. Externally, the property features a private courtyard garden with steps up to the tiered rear garden which again enjoys a sunny aspect throughout the day for those buyers seeking the sun. The home is blessed with a generous drive-in garage and on-street parking which eliminates parking issues normally associated with Battery Lane.

### Location

The convenient location makes this home the ideal choice to a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer and a selection of Bars and Restaurants can be enjoyed in both locations. The family buyer will warm to the Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

### Directional Note

From J19 of the M5 take the turning to Portishead. Proceed along Portbury Hundred and at the first roundabout continue straight over, taking the first exit at the second roundabout. Continue over the traffic lights and at the end of this road turn right and immediately left into Cabstand. Take the second turning on the right into Battery Road and at the end of the road head straight over onto Battery Lane. 'The Coach House' can be found half way up on the right hand side.



- Period Detached Coach House
- Approaching 2000 SQ FT
- Prime Residential Address
- Viewing Highly Advised
- 4 Bedrooms
- Private Gardens & Courtyard
- Integral Single Garage
- Master Suite Dressing Room
- Show Home Condition
- Rarely Available

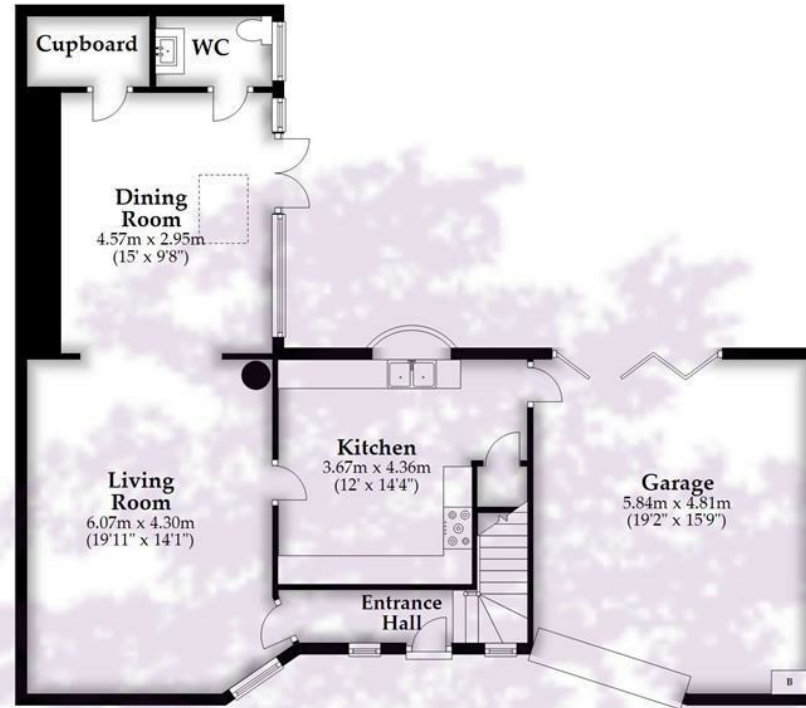




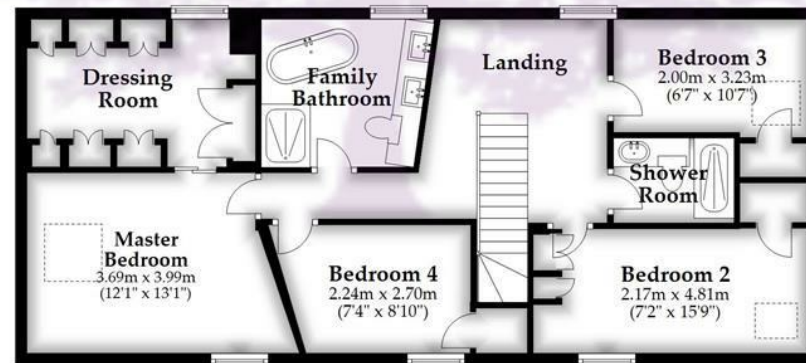
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**Ground Floor**  
Approx. 99.3 sq. metres (1068.8 sq. feet)



**First Floor**  
Approx. 78.9 sq. metres (848.9 sq. feet)



Total area: approx. 178.2 sq. metres (1917.7 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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