



19 ALBERT ROAD,  
PORTISHEAD, BS20 6PP

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**GOODMAN  
& LILLEY**













# 19 ALBERT ROAD

## PORTISHEAD BS20 6PP

# GUIDE PRICE

## £875,000

A beautifully presented four bedroom extended semi-detached stone Victorian home with attractive natural stone and render façade set in the heart of Portishead within walking distance to the traditional High Street, Lake Grounds and the award winning Port Marine.

Having undergone a program of careful and tasteful improvements and extensions by the current owners, transforming the property into a family home for years to come and now offers all the luxuries accustomed to a modern home complemented by many character features. This fine residence now offers excellent light and airy accommodation arranged over two floors and briefly comprises; entrance hall, living room, dining room, kitchen/breakfast room, utility room and cloakroom. The first floor features four double bedrooms, two en-suites and a family bathroom. A turned staircase rises to an attic room which presents the opportunity to convert if desired.

The mature gardens are the crowning feature to this wonderful property which lie to the rear the property and enjoy a sunny aspect with the benefit of offering a good degree of privacy. The gardens are predominantly laid to a level lawn and patio with raised established borders with an array of deep planted shrubs and flora. A deep paved Indian stone patio seating area extends across the back of the property providing ample space to sit back and relax and enjoy the garden with the relaxing sound of the Koi pond. To the rear of the garden is an area of lawn with a weeping willow and magnolia tree providing dappled shade. A second world war air raid shelter doubles up as a useful outside store with access to the detached double garage and parking bay at the foot of the garden. Within the garden are two outbuildings, both very well built with both electric and power and the required insulation to be able to used throughout the year. One of the outbuildings is currently used as an office (17'1 x 9'1) and the other which lies adjacent is used as a bar/family room (15'8 x 8'8") and is beautifully fitted out to provide another outside entertaining space away from the main house.

The property is approached over a block paved driveway with parking initially to the front of the property. Secure timber gates open to a driveway that leads down the side of the property to another parking area to the rear of the garden providing off-road parking for approximately sixteen cars. The detached double garage is accessed via two up and over doors, light and power connected, eaves storage and a secure courtesy door opening to the rear garden. Furthermore, the property also has access to the lane to the rear via secure timber gates.

Tenure: Freehold \* Local Authority: North Somerset Council Tel: 01934 888888 \* Council Tax Band: E \* Services: All mains services connected.

### Storm Porch

Secure front door opening to the entrance hall.

### Entrance Hall

With stair case rising to the first floor landing, under-stairs storage cupboard, radiator, quality wood laminate flooring oak doors opening to principle rooms.

### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with cupboards under, mixer tap, tiled splash backs, chrome heated towel radiator, extractor fan, uPVC double glazed window to the side aspect.

### Living Room

A good-sized reception room with a uPVC double glazed sash windows to the side and front aspects, uPVC double glazed door and window combination opening to the rear garden, chimney recess with inset wood burning stove, double panel radiators, TV & telephone point.

### Dining Room

A well-proportioned reception room with two uPVC sash double glazed windows to the front aspect, radiators, ample space to position a family-sized dining room table and chairs, fireplace with attractive surround, Oak door opening to the kitchen/breakfast room.

### Kitchen/Breakfast Room

Fitted with a comprehensive range of shaker style wall, base and drawer units with work surfaces over, inset composite one and half bowl sink and mixer tap, island unit with wood block worksurface incorporating a breakfast bar, space for dishwasher and American fridge/freezer, electric fan assisted oven, microwave, five-ring gas hob with extractor hood over, recessed ceiling downlighting, uPVC double glazed French door and window combination opening to the rear garden, vertical radiator, oak door to the utility room.

### Utility Room

Fitted with a matching range of base and eye-level units with worktop space over, inset stainless steel sink unit with single drainer, tiled splash backs, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted gas fired boiler with thermal store serving the heating system and domestic hotwater, uPVC double glazed window to rear, radiator, secure uPVC door opening to the garden.

### First Floor Landing

With Oak doors opening to all of the first floor accommodation, turned staircase rising to the second floor attic room, skylight window, door opening to loft space, understairs storage cupboard, radiator, linen cupboard, oak door opening into the attic room (limited headspace) offering potential for conversion to create further accommodation.

### Master Bedroom

A well-proportioned principle bedroom with uPVC sash double glazed windows to the front aspect, range of oak fronted built-in wardrobes, radiators, door to:-

### En-Suite Shower Room

Fitted with a modern three-piece suite comprising; low-level WC, vanity wash hand basin, tiled shower enclosure with mains shower, chrome heated towel radiator, obscured uPVC double glazed window to the side aspect.

### Bedroom Two

A well-proportion bedroom with uPVC double glazed sash window to the front aspect, radiators, TV point, Oak door opening to:-

### En-Suite Shower Room

Fitted with a modern three-piece suite comprising; low-level WC with concealed cistern, vanity wash hand basin, tiled shower enclosure with mains shower, heated towel radiator, obscured uPVC double glazed sash window to the front aspect.

### Bedroom Three

A double bedroom with uPVC double glazed window to the rear aspect, radiator

### Bedroom Four

Another double bedroom with uPVC double glazed window to the rear aspect, radiator, open-grate fireplace with surround.

### Family Bathroom

Fitted with a modern four piece suite comprising; low-level WC, 'His & Hers' circular bowl sinks with storage beneath, deep panelled jacuzzi bath with mixer taps, shower enclosure with mains shower, tiling to splash prone areas, chrome heated towel radiator, obscured uPVC double glazed window to the rear aspect.

### Outside

The mature gardens are the crowning feature to this wonderful property which lie to the rear the property and enjoy a sunny aspect with the benefit of offering a good degree of privacy. The gardens are predominantly laid to a level lawn and patio with raised established borders with an array of deep planted shrubs and flora. A deep paved Indian stone patio seating area extends across the back of the property providing ample space to sit back and relax and enjoy the garden with the relaxing sound of the Koi pond. To the rear of the garden is an area of lawn with a weeping willow and magnolia tree providing dappled shade. A second world war air raid shelter doubles up as a useful outside store with access to the detached double garage and parking bay at the foot of the garden. Within the garden are two outbuildings, both very well built with both electric and power and the required insulation to be able to used throughout the year. One of the outbuildings is currently used as an office and the other which lies adjacent is used as a bar/family room and is beautifully fitted out to provide another outside entertaining space away from the main house.

### Detached Double Garage & Driveway

The property is approached over a block paved driveway with parking initially to the front of the property. Secure timber gates open to a driveway that leads down the side of the property to another parking area to the rear of the garden providing off-road parking for approximately sixteen cars. The detached double garage (20'9" x 19'8") is accessed via two up and over doors, light and power connected, eaves storage and a secure courtesy door opening to the rear garden. Furthermore, the property also has access to the lane to the rear via secure timber gates.



- Period Semi-Detached Family Home
- Garden Bar & Office
- Prime Residential Address
- Four Double Bedrooms (2 En-Suites)
- Period Features & Charm
- Impeccably Presented Throughout
- In Excess Of 1850 SQ FT
- Double Garage & (16 Car) Driveway
- Walking Distance To Amenities









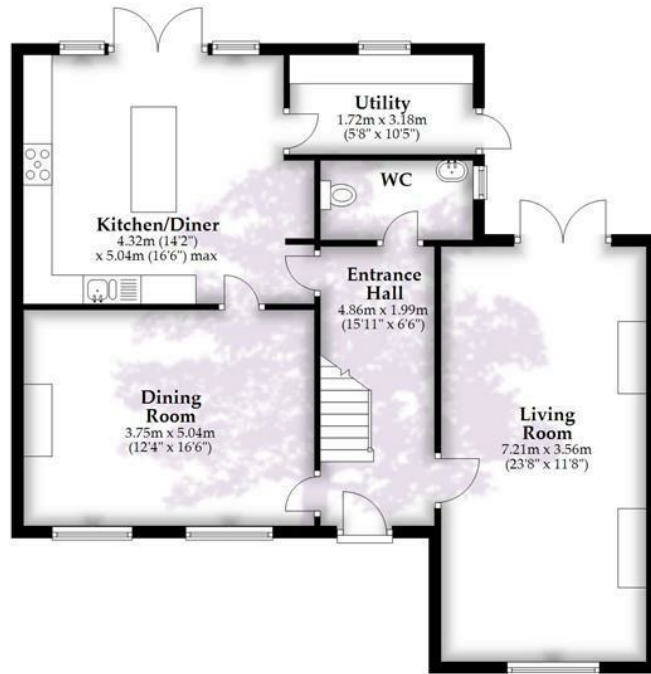
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### Ground Floor

Approx. 86.6 sq. metres (932.2 sq. feet)



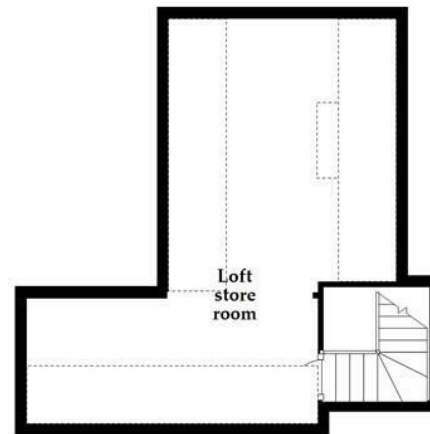
### First Floor

Approx. 87.8 sq. metres (944.9 sq. feet)



### Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 174.4 sq. metres (1877.0 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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