



EASTWOOD, WOODLANDS ROAD,  
PORTISHEAD, BS20 7HF

---

GOODMAN  
& LILLEY







# EASTWOOD, WOODLANDS ROAD

## PORTISHEAD BS20 7HF

# GUIDE PRICE

# £2,950,000

Located in a highly prestigious location, Eastwood is a Grade II listed Georgian detached residence that boasts architectural significance and timeless elegance enjoying front-line panoramic views of the Estuary and Welsh Hills.

This substantial coastal residence, constructed from beautiful stone elevations and classic stone mullion bay windows showcase the charm and craftsmanship of the early 20th century. As you approach Eastwood, you are greeted by electric gates that open to reveal a sweeping driveway leading down to the beautiful stone portico entrance. The private landscaped gardens and grounds extend around the property to approximately 1.28 acres, providing a serene retreat from the hustle and bustle of everyday life. An impressive grand reception hall, a hallmark of architectural excellence typical of its era offers a great first impression. As you step inside, you are greeted by a spacious and airy entrance that immediately captivates with its high ceilings adorned with attractive corniced detailing. The hall sets a luxurious tone for the rest of the home, showcasing the exquisite craftsmanship that defines this period. From this space, you'll find the expansive drawing room, sitting room, study, boot room which leads through to the orangery. From the grand reception hall, a graceful staircase descends to the lower ground floor and rises to the first and second floor landings, providing easy access throughout the home.

The lower ground floor of this exceptional property, where modern design meets breath-taking natural beauty. This expansive space features a stunning kitchen with an open-plan dining room, designed to be the heart of the home and an ideal setting for family gatherings and entertaining guests. Natural light pours through large sash windows that frame the picturesque views of the estuary and the majestic Welsh hills. This seamless connection to the outdoors creates a serene ambiance, making every meal a delightful experience. Imagine dining while being enveloped by the ever-changing landscape, from tranquil mornings to vibrant sunsets. The kitchen features a stylish shaker-style design in a light grey hue, exuding an air of sophistication and timeless elegance. The cabinetry is both functional and aesthetically pleasing, providing ample storage for all your culinary needs. Complementing the cabinetry are exquisite grey-veined marble work surfaces and upstands that add a touch of luxury to the space. At the heart of this kitchen is a substantial island unit, which serves as a focal point and a versatile workspace. Whether you are preparing meals, enjoying casual breakfasts, or entertaining friends with a glass of wine, this island offers an inviting space that encourages interaction and engagement. The open-plan dining room seamlessly interacts with the kitchen, creating a fluid transition between cooking and dining. A spacious sitting room also lies adjacent to the kitchen also with an overall layout that fosters a sense of togetherness, allowing you to entertain without missing a moment of the conversation.

On the ground floor of this exquisite property, you will discover a charming brick barrelled ceiling wine cellar, adding a touch of sophistication and a unique feature for wine enthusiasts. This beautifully crafted cellar is not only a practical storage solution for your cherished vintages but also creates an inviting atmosphere for wine tastings and gatherings. Its rustic design complements the overall character of the home, making it a delightful addition to your entertaining spaces. The ground floor also boasts a well-equipped utility room, providing functional space for laundry and additional storage. This ensures that your living areas remain clutter-free and organised, enhancing the overall flow of the home. Completing the lower ground floor is a convenient cloakroom, ideal for guests and everyday use. This thoughtfully designed space adds to the practicality of the property, ensuring that your home remains comfortable and welcoming.

The first floor features three well-appointed double bedrooms and a beautiful and opulent four-piece bathroom, each room designed with comfort and relaxation in mind. The master suite is a true sanctuary, featuring generous proportions and a dressing room and also a quality en-suite shower room that exudes luxury. Ascending to the second floor, you will discover another three double bedrooms and a shower room.

### Gardens & Grounds

The expansive 1.28-acre grounds are not only a testament to the property's grandeur but also offer countless opportunities for outdoor enjoyment and

relaxation. The sprawling manicured lawns provide an ideal setting for family gatherings, children's play, or even hosting events under the stars, while the mature trees and hedgerows create a sense of seclusion and intimacy. As you explore the coastal side of the property, the expansive decked area becomes a focal point for outdoor living. This space is perfect for entertaining guests or simply unwinding while taking in the stunning vistas of the estuary and the majestic Welsh hills. The deck is designed for comfort and convenience, allowing you to arrange outdoor furniture, dining sets, making it a year-round retreat.

### The Coach House

This substantial Grade II listed coach house presents a unique opportunity for those looking to cater for a dependant relative or generate a secondary income. With its prime front-line position boasting breath-taking estuary views, this property is both a tranquil retreat and a canvas for development. The coach house features a spacious layout that lends itself perfectly to conversion into a modest dwelling ideal for a dependent relative or guest accommodation. Its original architectural details add character and charm, while the ample space allows for creative design possibilities. Outside, the property is complemented by a private courtyard, providing an inviting outdoor space for relaxation or entertaining. This secluded area enhances the appeal of the property, offering a serene environment with stunning views of the estuary. With the right vision and investment, this coach house presents a fantastic opportunity to add significant value to the property as a whole.

### Location

Woodlands Road is within the Eastwood Conservation Area and is a short distance away from the sea front, outdoor pool and Lake Grounds. It also lies in close proximity to the Portishead Marina, with its many bars and restaurants and the Victorian High Street. The M5 motorway network is accessible via junction 19 allowing easy access to both North and South. Bristol International Airport is also in North Somerset and offers both national and international flights to a number of European and some long haul destinations.

Tenure: Freehold

Council Tax Band - G

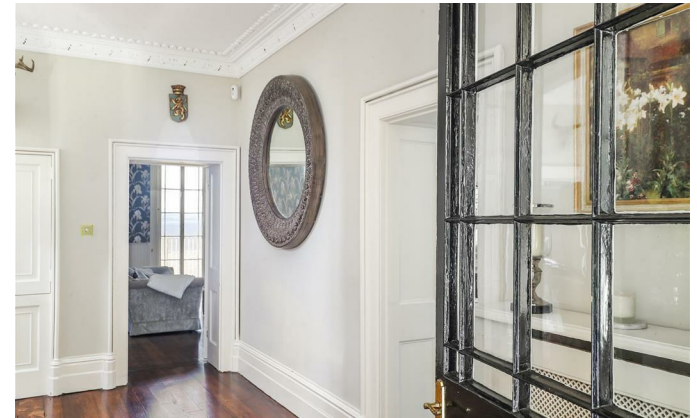
Services: All Mains Services Connected

Viewings By Strict Appointment Only Via Goodman & Lilley



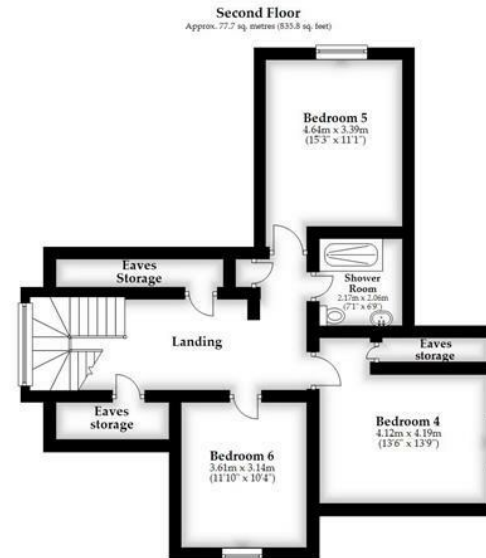
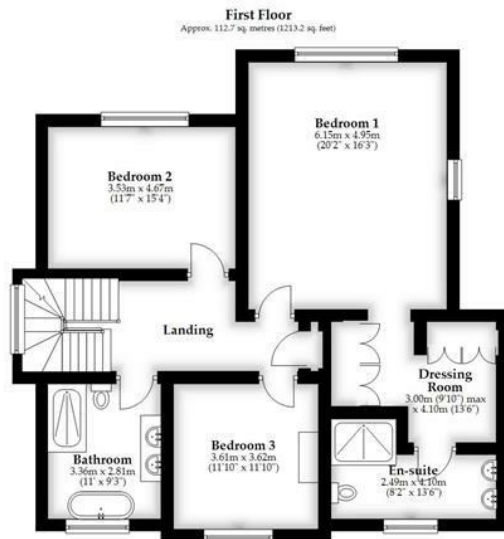
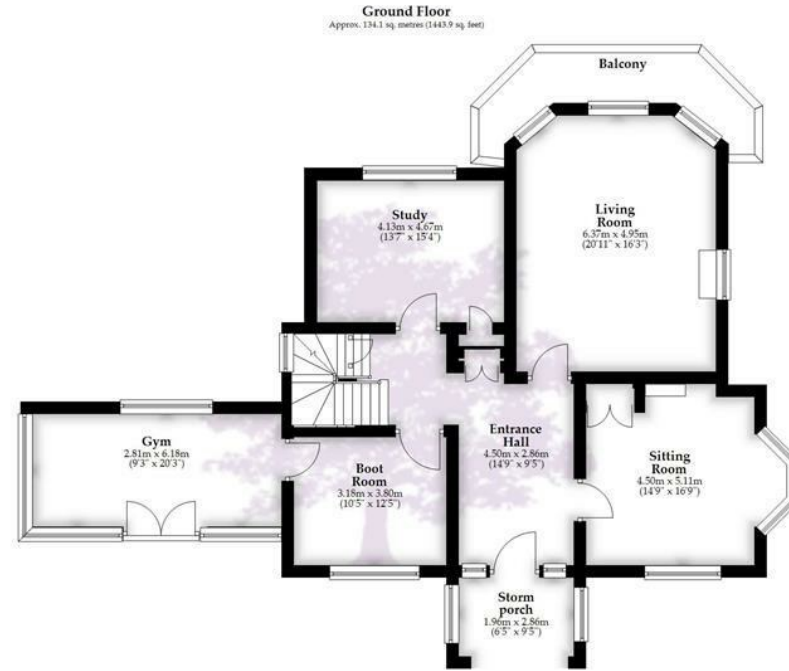
- Grade II Listed Coastal Residence
- Panoramic Front-Line Coastal Views
- Further Development Potential (Detached Coachhouse)
- Six Double Bedrooms
- Gardens & Grounds (1.28 Acres)
- Exudes Period Charm & Character
- In Excess Of 4800 SQ FT
- Highly Regarded Address
- Barrelled Wine Cellar & Outbuildings





GOODMAN  
& LILLEY





Total area: approx. 450.2 sq. metres (4845.5 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 misstatement.  
Plan produced using PlanIt3D.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla