



CLIFF COTTAGE, WALTON DOWN,  
WALTON-IN-GORDANO, BS21 7AR

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& LILLEY







# CLIFF COTTAGE, WALTON DOWN

## WALTON-IN-GORDANO BS21 7AR

# GUIDE PRICE

## £2,200,000

A stunning, front-line period coastal cottage set within approximately 4 acres of private gardens and grounds with an exquisite oak framed extension blending period charm with modern elegance. This unique five-bedroom family home provides an unparalleled sense of privacy and tranquillity. With its characterful interiors, beautifully landscaped outdoor spaces, and the idyllic backdrop of nature, this one-of-a-kind home is perfect for those seeking a peaceful retreat.

The family room serves as a welcoming heart of the home, creating a wonderful first impression with its warm and inviting atmosphere. Featuring a wood-burning stove that adds both comfort and character, the room is enhanced by beautiful beamed ceilings that exude rustic charm. The open-plan layout seamlessly connects to the kitchen, making it an ideal space for family gatherings and entertaining guests. With its combination of cosy elegance and functional design, this family room invites you to relax and enjoy the perfect blend of modern living and traditional warmth. The English oak framed extension is a magnificent addition to the property, perfectly blending traditional craftsmanship with modern functionality. This impressive two-storey extension is designed to maximise natural light, creating a bright and airy atmosphere that enhances the overall living experience. With expansive windows that frame stunning views of the estuary, this space becomes a serene retreat where one can truly appreciate the beauty of the surroundings while enjoying the comfort of home.

At the heart of the extension lies a beautifully appointed bespoke shaker-style kitchen, which is both stylish and practical. Featuring a classic Belfast sink, sleek granite worksurfaces and quality integrated appliances, this kitchen is a culinary enthusiast's dream, offering ample space for meal preparation and entertaining. The thoughtful design and high-quality finishes ensure that this kitchen/dining room is not only a functional workspace but also a warm gathering place for family and friends, making it an integral part of this exceptional home. The spacious boot room is a practical and versatile space designed for convenience and functionality. Featuring an authentic Belfast sink, it provides an ideal spot for washing muddy boots and outdoor gear after a day spent in nature. The ample work surfaces offer plenty of room for sorting laundry or preparing for outdoor activities, while the washing machines and dryers ensure that this area is not only efficient but also a key component of household management. The thoughtful design makes it easy to keep the rest of the home clean and organised, making it a must-have for families and avid outdoor enthusiasts alike. In addition to its main features, the boot room offers seamless access to essential adjoining spaces. From this space, a doorway leads to the downstairs shower room, perfect for convenience, while the adjacent store room provides extra storage for seasonal items or sporting equipment. Furthermore, the boiler room houses a modern biomass boiler, ensuring efficient heating and energy use for the home.

The oak glazed atrium serves as a grand connector between the upper levels and the heart of the home. This beautiful architectural feature not only enhances the natural light throughout the space but also leads you gracefully into the versatile sitting room. This room is perfect for various uses, whether you envision it as a games room, a home office, or an inviting space for entertaining guests. Its thoughtful design encourages flow and functionality, making it a delightful addition to your living experience. As you make your way to the far end of the property, you'll discover the spacious living room, a true highlight of the home. Here, breath-taking estuary

views create a serene backdrop, inviting you to relax and unwind. The beamed inglenook fireplace, complete with a charming wood-burning stove, adds a touch of warmth and character.

As you ascend the elegant oak stairs to the first floor, you are greeted by a spacious landing that boasts breath-taking views of the estuary. This delightful area is perfect for relaxation, allowing you to sit back and soak in the picturesque scenery that stretches before you. The thoughtful design of this landing creates a serene atmosphere, making it an ideal spot for enjoying morning coffee or unwinding after a long day. On this floor, you will find two pairs of generously sized double bedrooms—bedrooms three and four, along with bedrooms two and five—each benefiting from convenient access to their respective Jack and Jill en-suites. This layout not only maximises privacy for family members or guests but also enhances the functionality of the space. The master bedroom suite is a stunning retreat that showcases a magnificent vaulted oak-beamed ceiling, creating an airy and spacious ambiance complemented by panoramic views of the estuary. This exquisite suite is designed for both comfort and elegance, featuring a dressing area and a beautiful four-piece en-suite bathroom that includes a double shower and a charming claw foot bath, allowing you to indulge in relaxation while enjoying the breath-taking vistas to the west. This master bedroom truly embodies a perfect blend of architectural beauty making it an enchanting sanctuary for unwinding at the end of the day.

### Gardens & Grounds

Set in an impressive 4 acres, the gardens and grounds of this property are a true oasis, 150 metres of coastal frontage with direct access to the coastal path meticulously established to create a picturesque environment. Expansive lawns stretch toward the estuary, providing a breath-taking backdrop for outdoor activities and relaxation. Mowed pathways wind gracefully through lush ferns, guiding you to the charming writers lodge. This delightful retreat offers cliff-edge panoramic views of the estuary and is perfect

for inspiration, complete with a wood-burning stove for those cooler evenings. The outdoor amenities elevate this property to a new level of luxury and leisure. A heated swimming pool invites you to enjoy refreshing dips under the sun, while the surrounding terrace provides an ideal setting for sunbathing or entertaining guests. A hot tub adds an extra touch of indulgence, allowing you to unwind while taking in the stunning views of the gardens and the estuary beyond. With such an enchanting outdoor space, this property promises a lifestyle of tranquillity and enjoyment, perfect for families, nature lovers, and those seeking a peaceful retreat.

### Luxury Apartment & Charming Timber Cabin

This impressive three-bay oak-framed garage not only serves as an ideal space for vehicles and storage but also features a well-appointed luxury self-contained apartment above, perfect for guests or as a private retreat. The comfortable living area includes a quality three-piece shower room, a functional kitchen, and a spacious bedroom that boasts stunning views over the adjoining farmland and coastal vistas towards the Severn Crossing. This versatile space provides both practicality and charm, making it an exceptional addition to the property, whether for entertaining guests, accommodating family, or generating rental income. A charming self-contained one bedroom timber cabin, perfectly designed as an annexe for rental income or as a charming guest retreat. This property features a well-appointed kitchen, a living area, and a modern shower room, all thoughtfully arranged to maximise space and comfort. With its unique character and inviting atmosphere, this annexe offers an excellent opportunity for generating income while providing a private, self-contained living environment that is both practical and appealing. The property also features another garage at the top of the drive, perfect for a number of uses and possible development into another self-contained apartment.

### Location

Cliff Cottage is located towards the end of Portishead's

coastal road, Walton-in-Gordano approximately 2 miles north of Clevedon. The property is ideally placed in a quiet yet convenient position, well away from main road traffic and about 3.5 miles from the popular town of Portishead. Bristol is approximately 15 miles from the property which provides an extensive range of businesses, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx. 1hr 45 mins). Junction 20 of the M5 motorway is approx. 3 miles and Bristol International airport is some 11 miles.



- Coastal Detached Residence
- 150 Metres Of Coastal Frontage
- Heated Swimming Pool
- Approx. 3338 SQ.FT
- Self Contained Apartment & Cabin
- Highly Private Location
- Approx. 4 Acres Of Gardens & Grounds
- Panoramic Estuary & Welsh Hill Views
- Beautifully Presented Throughout





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**Ground Floor**  
Approx. 173.5 sq. metres (1867.7 sq. feet)



**First Floor**  
Approx. 136.7 sq. metres (1470.9 sq. feet)



Total area: approx. 310.2 sq. metres (3338.6 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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