



58 DOWN ROAD,  
PORTISHEAD, BS20 8BH

**GOODMAN  
& LILLEY**











# 58 DOWN ROAD

## PORTISHEAD BS20 8BH

# GUIDE PRICE

## £485,000

Sit in a large plot with a stunning 100ft rear garden, completely enclosed by an original character wall. The property itself boasts diverse accommodation over three floors, making it an ideal home for a growing family. The property is positioned within walking distance of local amenities and a primary school.

Nestled on the charming Down Road in Portishead, this delightful house offers a fantastic opportunity for those seeking a new home. Boasting two reception rooms, two bedrooms, and two bathrooms, and a converted loft room currently utilised as a bedroom this property provides a cosy yet spacious living environment.

The house features a 100ft long character walled garden, complete with manicured lawns and a vegetable plot, perfect for those with green fingers or a love for outdoor relaxation. With parking space for up to 5 vehicles, convenience is at the forefront of this property.

Spread over three floors and covering 1400 square feet, the accommodation is diverse and offers plenty of room for various living arrangements. The house is in great condition throughout, ensuring a hassle-free move-in process for the new owners.

Located within walking distance of local amenities and a primary school, this property is not only a beautiful home but also a practical choice for families. Bursting with potential, this house is a gem waiting to be discovered by its next lucky residents.

### Accommodation comprising;

#### Entrance

A secure part glazed door opens into a light filled entrance porch with a door into the hall providing access to the living space and first floor.

#### Living room

An extremely spacious yet characterful room with an open fireplace and solid stone surround. A large window to the front floods the room with natural light and gives a real sense of space.

#### Kitchen/diner

A fantastic area, the kitchen/diner has ample space for entertaining friends and family. Fitted with a modern range of wall and base units with a laminate surface over, inset stainless steel sink and drainer, five ring burner gas hob with extractor hood, built in eye level double oven built in dishwasher and fridge/freezer. A small kitchen island provides additional work and storage space. Open plan to a spacious dining area, door to the utility room and sitting room.

#### Sitting room

A fully glazed room with a fantastic view of the character walled garden and Estuary beyond. Glazed doors immediately open onto a brick paved patio, ideal for alfresco dining.

#### First floor landing

Flooded with light by a floor to ceiling window to the side aspect. Doors to bedroom one, bedroom two, shower room and staircase to the first floor.

#### Bedroom one

A large double bedroom with a window to the rear aspect making the very best of the Estuary view. Doors to built in wardrobes and the en-suite.

#### En-suite

A modern en-suite fitted with a three piece suite comprising; low level WC, pedestal sink and corner shower cubicle. Fully tiled walls and flooring, chrome heated towel rail and window to the rear aspect.

#### Bedroom two

A great size double bedroom with a window to the front aspect. Large fitted wardrobes with mirror fronted sliding doors, housing an array of shelving and hanging space. Built in storage cupboard.

#### Shower room

Recently refitted to a great standard with a three piece suite comprising; Walk in double shower, low level WC and vanity sink with storage under. Fully tiled walls and window to the side aspect.

#### Loft room

Stairs lead to the second floor loft space. Converted to a great standard, this space is currently utilised as a large bedroom, however could also be a study, playroom or additional living space. Six large storage areas in the eaves of the roof space. Two velux windows offer an incredible view of the Severn Estuary.

#### Utility Room

A range of matching wall and base units with inset sink and space for a washing machine and tumble dryer. Window to side aspect and door to the downstairs WC.

#### WC

Two piece suite comprising; low level WC and vanity style sink with storage under. Window to rear aspect and door onto the rear garden.

#### Garage

A larger than average single garage with light, electric and up and over door. A courtesy door and window overlook and lead onto the garden. A bin store is also incorporated with external access.

#### Store & Workshop

A secure store with electric and light. Separate workshop with electric, light and two windows overlooking the garden.

#### Rear garden

A true gem, the 100ft long is enclosed by a character wall giving a real sense of security and tranquility. The stunning garden has everything from manicured lawns to large patio areas for alfresco dining, even an established vegetable garden with orchard trees. Gated side access gives further secure parking and access to the garage and workshop. As the height of the stone wall drops to the rear of the garden you are treated to a glimpse of the Severn Estuary.

#### Access and parking

A large sweeping block pave driveway provides ample parking and gated access to further parking, garage and rear of the property.



- 100ft long character walled garden
- Fantastic driveway with plenty of off road parking
- Converted loft room
- Diverse accommodation over three floors
- Secure gated garage and workshop with electric and light
- Master bedroom with en-suite
- Over 1400sqft of accommodation
- Estuary views
- Three reception rooms



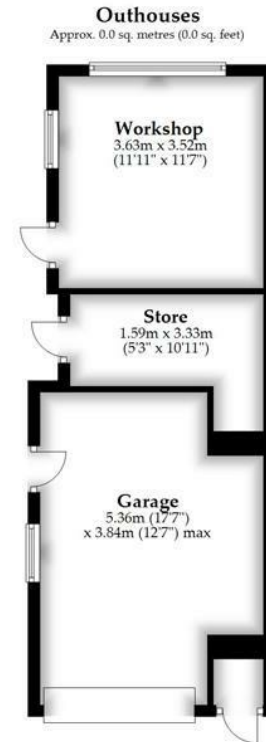
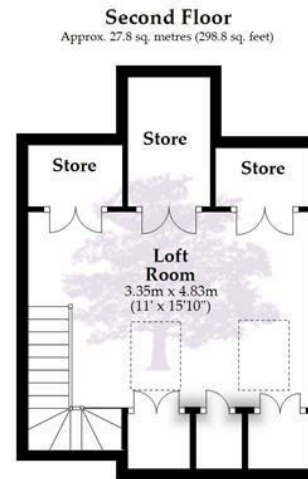
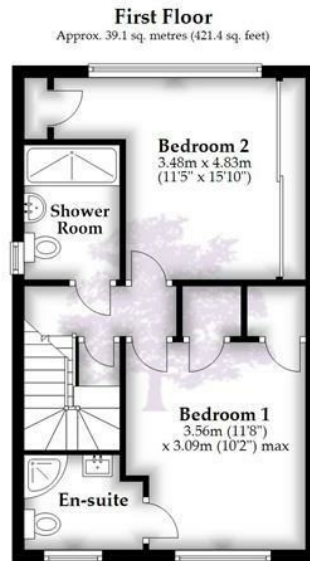
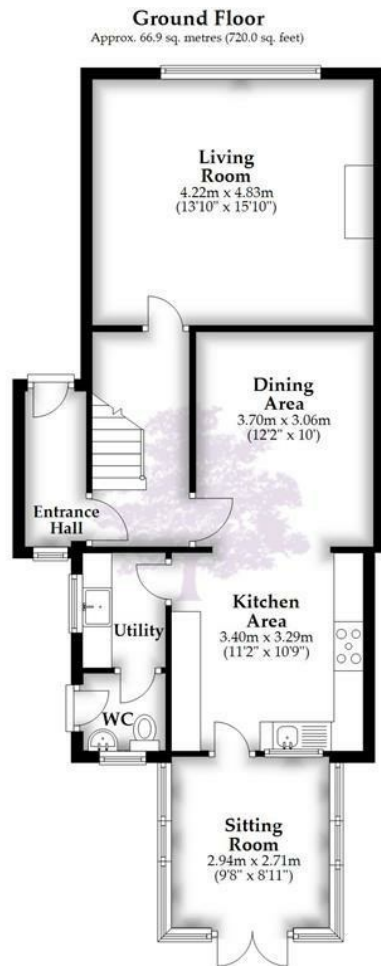






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Total area: approx. 133.8 sq. metres (1440.1 sq. feet)

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.



## 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



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