



BIRD TREE COTTAGE, 156 HIGH STREET,  
PORTISHEAD, BS20 6PY

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**GOODMAN  
& LILLEY**







# BIRD TREE COTTAGE, 156 HIGH STREET

## PORTISHEAD BS20 6PY

# GUIDE PRICE

## £1,195,000

Bird Tree Cottage, a stunning 17th-century Grade II listed property that has been thoughtfully and sympathetically restored to a high standard. This charming cottage beautifully marries modern conveniences with the character and charm of its historical roots. Every detail has been carefully considered to ensure that the essence of the original structure remains intact while offering contemporary living.

Situated at the quieter end of the High Street, Bird Tree Cottage enjoys a highly convenient location that makes family life a breeze. All essential amenities, including shops, schools, and recreational facilities, are just a short stroll away. Despite its central location, the property boasts an impressive degree of privacy, with its gardens and grounds providing a tranquil retreat from the bustle of daily life.

As you enter through the charming front gate and stroll down the olive tree-lined path, you are welcomed by a period front door that opens into a stunning entrance hall. The hall features beautiful stone flooring, exposed ceiling timbers, and traditional oak thumb-latched doors that lead to the principal rooms of the cottage. The entrance hall not only sets the tone for the rest of the home but also offers a good circulation space. The living room is a focal point of the cottage, showcasing an impressive inglenook fireplace framed by original beams. The room is bathed in natural light, that highlights the exposed timbers and adds a modern touch to the historic ambiance. This space is perfect for cosy family gatherings or entertaining guests. Adjacent to the living room, an oak door leads to a versatile room that currently serves as a gym. This additional space can easily be adapted to suit your needs, whether you envision it as a home office, playroom, or creative studio. The flexibility of this area enhances the appeal of the cottage, allowing it to cater to various lifestyles.

As you move through the cottage, the kitchen is a true chef's delight, offering an abundance of space and a stylish design that combines functionality with elegance. The pastel grey matte wall and base units provide a modern touch, beautifully complemented by sleek Quartz work surfaces that enhance both durability and aesthetics. The centrepiece of this kitchen is the impressive island unit, perfect for meal preparation and casual dining. Equipped with electric fan-assisted ovens, five-ring halogen hob, wine fridge, and a convenient dishwasher, this kitchen is designed for effortless cooking and entertaining. The dining/family room effortlessly connects to the kitchen, creating a harmonious social link that enhances the flow of your home. Ideal for both casual family meals and elegant dinner parties, this space encourages interaction and engagement with the bustling kitchen activities. The room boasts a charming inglenook fireplace, complete with a wood-burning stove, providing a cosy focal point that adds warmth and character. Complemented by exposed ceiling timbers and low-cut windows, the dining room exudes a rustic charm that invites comfort and relaxation. The well-appointed utility room, designed to maximise functionality while maintaining a modern aesthetic. Featuring matching matte grey base units, fridge/freezer this area offers ample storage for all your household essentials. The Quartz work surface, complete with an inset sink and drainer unit, provides a practical space for laundry tasks and additional preparation work, ensuring efficiency in your daily routines.

Ascend the staircase, complete with oak handrails

and glazed balustrades, and discover the charm of the first floor of this delightful cottage. The pitched ceiling heights and exposed ceiling timbers create an airy and spacious atmosphere, enhancing the sense of openness throughout the level. This thoughtful design element adds to the overall appeal, making each room feel bright and welcoming. The first floor boasts four generously sized bedrooms, each designed with comfort and style in mind. The spacious master bedroom stands out with its A-framed exposed ceiling timbers adding a sense of space and charm, the quality and contemporary en-suite bathroom, featuring a luxurious bath and a walk-in shower enclosure equipped with a drench shower, 'His & Hers' vanity sinks provide convenience and elegance. The second bedroom also offers an en-suite shower room, providing a private space for guests or family members. This thoughtful layout ensures that everyone has their own sanctuary, promoting privacy and relaxation. Each bedroom is designed to accommodate various needs, making this home perfect for families or those who enjoy hosting visitors. Completing the first floor is a stylish four piece family bathroom that features both a contemporary bath and a shower enclosure.

### Outside

Bird Tree Cottage is set back from the away from the High Street and boasts beautifully landscaped gardens that envelop it on three sides. The front garden features an expanse of lawn, complemented by a charming olive-lined pathway that gracefully guides visitors to the front door. This picturesque setting not only enhances curb appeal but also

offers a tranquil escape from the outside world. As you make your way around to the side of the property, you'll discover another delightful lawn area adorned with various fruit trees and hedgerows. The rear garden is equally impressive, private level lawn and an expansive patio, perfect for entertaining or relaxing in the sun. With its private and sunny orientation, this outdoor space promises to be a haven for outdoor enjoyment, making it an ideal spot for gatherings.

### Garage & Driveway

The property features a spacious gravelled driveway that runs alongside the house, leading to a dedicated off-road parking area capable of accommodating 7/8 vehicles. This arrangement not only enhances accessibility but also ensures that your vehicles are safely tucked away from the street. The driveway is well-lit, providing added security and visibility during the evening hours. In addition to the parking area, the garage offers ample storage space, making it ideal for housing tools, equipment, or recreational items. Adjoining the garage, you'll find a purpose built summerhouse that doubles as an office, presenting a versatile space for work, hobbies, or relaxation. This multifunctional area allows for productivity in a serene environment while enjoying views of the surrounding gardens, making it a perfect retreat for those seeking a balance between work and leisure.

### Planning Permissions

Planning permission has been granted for a two-bedroom, two-bathroom extension that includes a glazed Loggia running the length of the rear garden.

This design enhances the property by creating a seamless indoor-outdoor living space that floods the interior with natural light and offers beautiful views of the gardens. Additionally, permission has been approved to build on the site of the existing office and garage. This presents a unique opportunity to create a multifunctional living space for various uses, adding considerable value.

### Other Information

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

Services: All mains services connected.



- Grade II Listed Period Cottage
- Sympathetically Restored Throughout
- Period Features & Character
- Four Bedrooms
- Highly Convenient Location
- Garage & Generous Driveway
- In Excess Of 2100 SQ.FT
- Gardens & Grounds
- Outbuilding (Gym/Office/Hobbies)



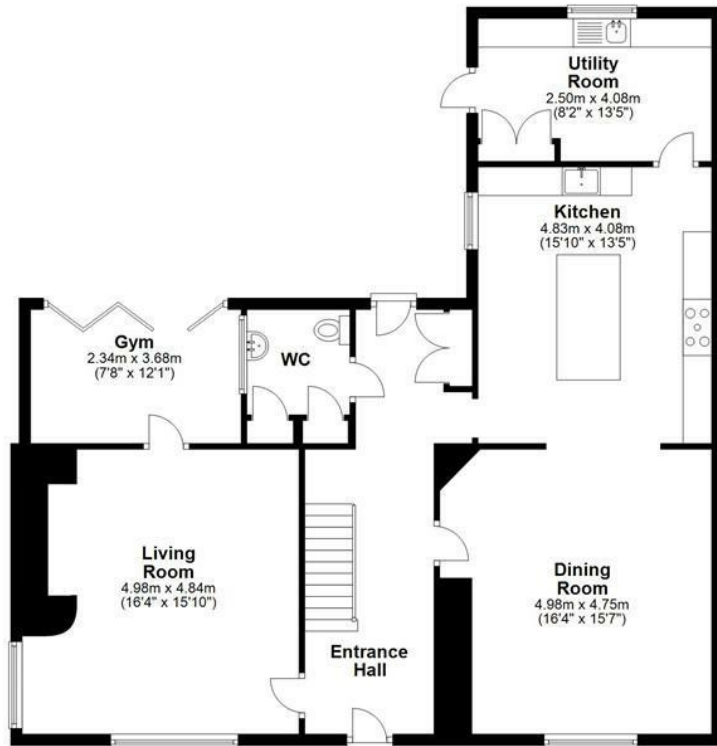


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### Ground Floor

Approx. 109.8 sq. metres (1181.6 sq. feet)



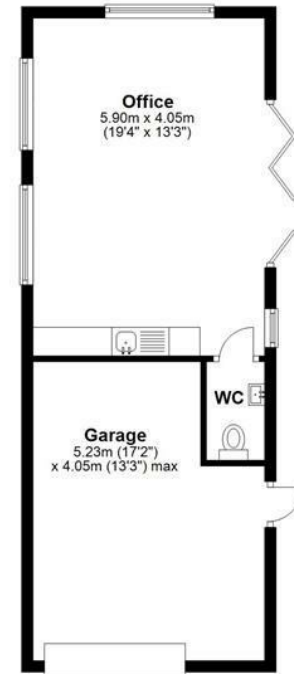
### First Floor

Approx. 92.9 sq. metres (1000.2 sq. feet)



### Garage & Annex

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 19.1 sq. metres (205.7 sq. feet)



Main area: Approx. 202.7 sq. metres (2181.8 sq. feet)

Plus garages, approx. 19.1 sq. metres (205.7 sq. feet)

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