



12 TANSY LANE,  
PORTISHEAD, BS20 7JL

---

GOODMAN  
& LILLEY





THIS CHARMING COACH HOUSE ON TANSY LANE PRESENTS A WONDERFUL OPPORTUNITY FOR ANYONE SEEKING A COMFORTABLE AND STYLISH HOME IN A DESIRABLE LOCATION. WITH ITS SPACIOUS BEDROOMS, PRIVATE GARDEN, AND CONVENIENT PARKING, IT IS SURE TO APPEAL TO A WIDE RANGE OF BUYERS. DON'T MISS THE CHANCE TO MAKE THIS LOVELY PROPERTY YOUR OWN.

Nestled in the charming area of Tansy Lane, Portishead, this delightful freehold coach house offers a unique blend of comfort and convenience. With two generously sized bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

The coach house has been thoughtfully converted from a garage, providing a spacious and airy living environment. The open-plan layout allows for a seamless flow between the living areas, making it an ideal space for entertaining guests or enjoying quiet evenings at home. Natural light floods the interior, enhancing the warm and inviting atmosphere.

One of the standout features of this property is the private front garden, which offers a lovely outdoor space for relaxation or gardening enthusiasts. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

Located in Portishead, this coach house is within easy reach of local amenities, schools, and beautiful coastal walks. The vibrant community and stunning surroundings make it an excellent choice for those looking to enjoy a balanced lifestyle.

Accommodation comprising

Entrance

Accessed via the ground floor with stairs rising to first floor accommodation and a door into the ground floor reception room.

Ground Floor reception room

Currently utilised as a sitting room, this would also make a great third bedroom or workspace. Window to the front overlooking the garden and door into the utility room.

Open plan living space

A modern open plan living space that creates a real sociable space. The kitchen has been fitted with a range of modern wall and base units and laminate work surface over, inset black resin sink and drainer, four ring burner hob with extractor hood over, built in electric oven and space for a fridge freezer. A window to the rear overlooks open green space. The living room has ample space for both living and dining areas and boasts a Juliette balcony to the front flooding the space with natural light and giving a real connection to the outdoors.

Utility room

Door to the under stairs store cupboard, ground floor reception and external door to the parking area. Provisions and plumbing for washing machine and tumble dryer.

First floor landing

Doors to both bedrooms, bathroom and open plan living area. Velux windows provide natural light. Storage cupboard.

Bedroom One

A large double bedroom with window to the front aspect. Access to loft space housing gas boiler. Loft hatch to loft space and boiler.

Bedroom Two

A large double bedroom with window to the front aspect.

Bathroom

A modern three piece suite comprising; low level WC pedestal sink and walk in double shower. window to side aspect.

Garden & Parking

To the front of the property is a private garden laid to lawn with low level fencing and a footpath to the front door. dual allocated parking to the rear of the property.

- Freehold Coachhouse
- Converted garage
- Private front garden
- Walking distance to the marina
- Close to amenities

- Two double bedrooms
- Modern open plan living space
- Driveway parking
- Well presented throughout

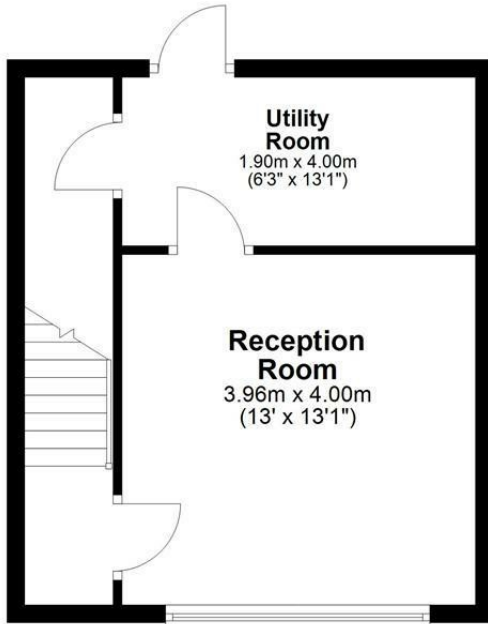


GUIDE PRICE £299,950



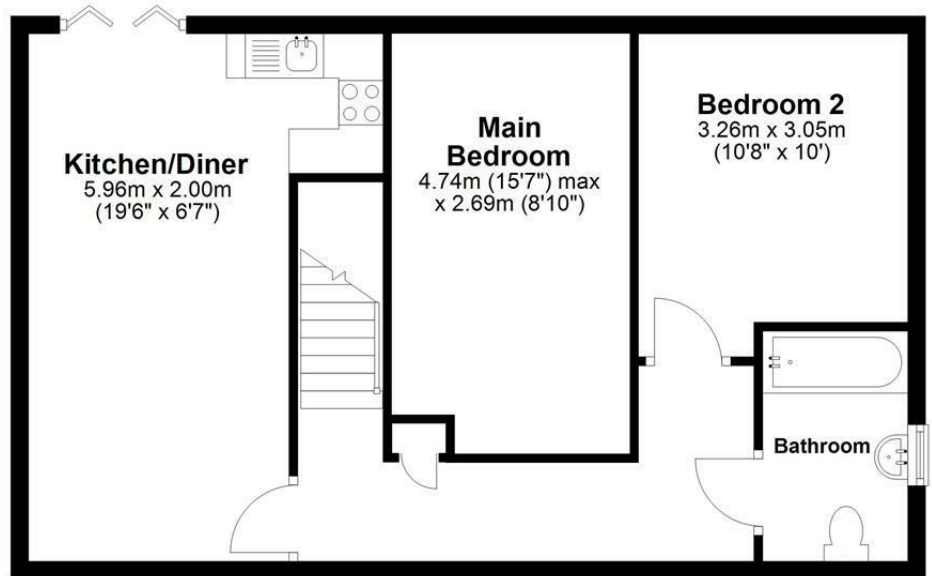
## Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



## First Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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.