



1A Hillside, Portbury, BS20 7UD
Guide Price £1,075,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

1A Hillside, Portbury, BS20 7UD

This meticulously designed and substantial detached home sits proudly at the heart of its expansive and impressive plot, accessed via secure electric gates. Offering over 2,900 sq. ft. of versatile living space, it provides the perfect balance of grandeur and functionality.

Ideally positioned with excellent transport links to central Bristol, this exceptional property includes the option for a completely self-contained one-bedroom annex—ideal for extended family, guests, or rental potential—while the remaining accommodation creates a spacious and well-appointed family home.

The beautifully landscaped, mature terraced garden enjoys a serene backdrop of open fields, offering privacy and a picturesque setting. At the front, a detached double garage and a generous amount of secure gated parking ensure convenience and security.

With the possibility of being offered with no onward chain, this impressive residence is a rare opportunity for those seeking a unique and flexible home in a prime location.

- Over 2,900 SQFT Of Accommodation

• Option Of Separate One Bedroom Annex

• Secure Gated Parking And Double Garage

• Landscaped Terrace Garden

• Detached Five Bedroom Home

• Countryside Views

• Unique architecturally designed property

• Great Transport Links Into Central Bristol

• Option Of No Onward Chain

• Large Mature Plot To The Front And Back

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Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

Services: Mains Gas, Electric, Water, Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising;

Gated Driveway

A grand gated driveway welcomes you into this secure and private plot, with electric gates providing both convenience and peace of mind. Beyond the entrance, the spacious driveway offers ample parking for multiple vehicles, ensuring practicality for both residents and guests. The driveway also grants easy access to a detached double garage, adding further functionality and secure storage to this impressive property. Personal gate with buzzer system to the side.

Entrance Hall

The entrance hall provides a warm and inviting welcome, with doors leading to the understairs cupboard for convenient storage and access to the well-appointed ground floor accommodation. A staircase rises to the first floor, enhancing the sense of space and flow throughout the home.

Sitting Room

The spacious sitting room is a bright and elegant space, featuring two striking arched windows with opening doors that lead to the front aspect, allowing natural light to flood the room.

Utility Room

The utility room is both practical and stylish, featuring a range of matching wall and base units topped with sleek quartz overlay worktops. Well-equipped for everyday convenience, it includes a sink, a fridge freezer, a washing machine, dishwasher and an electric oven with a hob and extractor hood.

Bedroom Five

An exceptionally spacious double bedroom, featuring a range of built-in wardrobes that provide ample space for organisation. A large window overlooks the side garden, allowing natural light to fill the room.

First Floor Landing

The first-floor landing is spacious enough to accommodate a study area, providing a quiet and functional space for work or reading. Doors lead to the boiler room, kitchen/diner, and living room, offering convenient access to the main living areas. Double doors open into a cupboard that serves as the central hub of the home, housing all underfloor heating controls, wiring, the boiler storage tank, and the CCTV system. Stairs rise to the second floor.

Living Room

An exceptionally bright and spacious living room, measuring over 24 feet in length, offers an impressive and inviting space for relaxation and entertainment. Two sets of double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, while a window to the side adds even more natural light. The room features a stylish electric fireplace, wiring for a 7.1 surround sound system, and double doors that lead into the kitchen/diner. These doors can be opened to create a spacious open-plan footprint, perfect for large gatherings or family time.

Kitchen/Diner

A traditional shaker-style kitchen/diner, featuring a range of matching wall and base units with solid granite worktops, splashback, and upstand, combines both style and functionality. A large kitchen island provides ample seating for at least four, as well as generous storage space and an integrated wine cooler. The kitchen is equipped with integrated appliances, a 6-burner range-style oven and hob, and space for a large fridge freezer. The dining area offers plenty of room for a large table. Three windows to the front flood the space with natural light, while underfloor heating ensures economical heating.

Boiler Room

The boiler room features a wall-mounted gas boiler, along with wall and base cupboards for convenient storage. A worktop and sink provide practical space for everyday tasks. Additionally, there is a door leading to the WC.

Cloakroom

The cloakroom is equipped with a low-level toilet and a pedestal sink, providing a simple and functional space. A window to the rear allows natural light.

Second Floor Landing

The second-floor landing is bright and open, offering a welcoming space with doors leading to bedrooms 1-4, the family bathroom, and an understairs cupboard for additional storage. Stairs rise to the mezzanine office space on the third floor.

Bedroom One

A large double bedroom featuring Juliet doors that open to a beautiful view of the rear garden and the countryside beyond. The room is equipped with built-in wardrobes, and a door leading to the ensuite,

En-suite

The ensuite bathroom features a three-piece suite, including a walk-in double shower, a low-level WC, and a pedestal sink. A window to the rear allows natural light to brighten the space.

Bedroom Two

A large double bedroom featuring two Velux windows, allowing plenty of natural light to flood the room while offering scenic views of the sky above.

Bedroom Three

A spacious double bedroom with two windows to the front aspect, allowing natural light to flood the room and offering a pleasant view.

Bedroom Four

A comfortable double bedroom with a window to the side aspect.

Family Bathroom

The family bathroom features a three-piece suite, including a panel bath with a shower over and a glass screen, a vanity sink with storage underneath, and a WC. A Velux window above allows natural light

Mezzanine Study

The stairs open directly into a mezzanine study, a bright and versatile space with dual-aspect windows to the front and rear, allowing natural light to fill the room. This makes for an ideal study or lounge area. Doors to two eaves storage areas.

Garden

A well-designed terrace garden with distinct areas, each offering a unique feel, and far-reaching countryside views. Backing onto open farmland, it creates a peaceful sense of being immersed in the countryside. The lower level features a wooden tiki-style seating area, perfect for outdoor relaxation. At the top of the garden, a BBQ hut with a central firepit and chimney provides a cozy gathering space, surrounded by seating for added comfort. The garden is equipped with electricity at multiple points, enhancing its functionality for outdoor living. Recently fitted fences on both sides ensure privacy and security. Side access on both sides of the property leads down to the parking area, providing convenient routes to and from the garden.

Double Garage

An alarmed double garage with an electric roller door for easy access and added security. A secure UPVC door leads from the garage to a small garden at the back. This combination of security and convenience makes the garage both functional and practical.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		

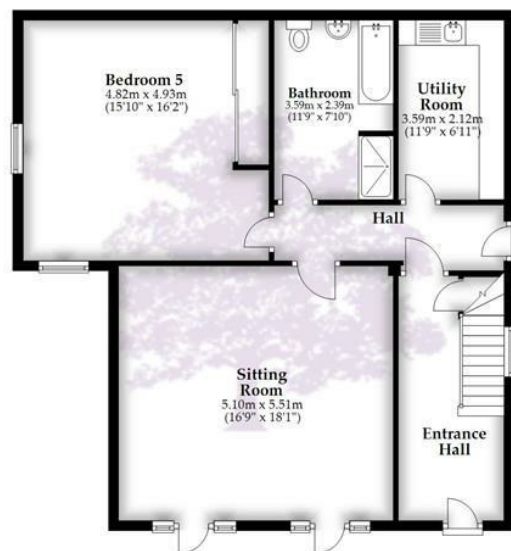
Portishead

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01275 430 440

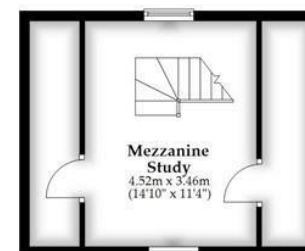
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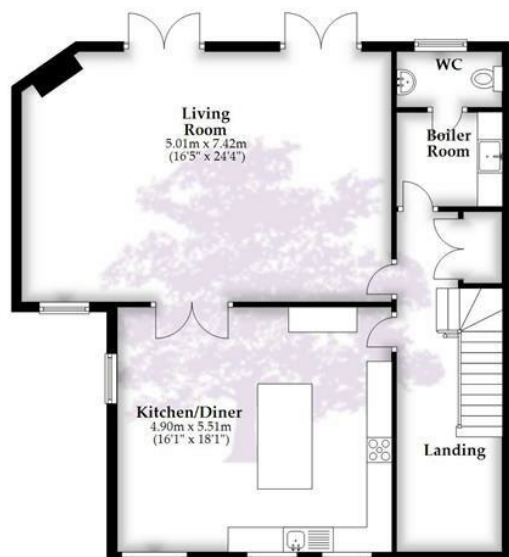
Ground Floor



Third Floor



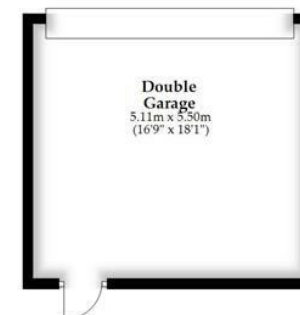
First Floor



Second Floor



Double Garage



Total area: approx. 280.1 sq. metres (3014.8 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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