



HOLMLEIGH WOODLANDS ROAD,  
PORTISHEAD, BS20 7HF

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GOODMAN  
& LILLEY













# HOLMLEIGH WOODLANDS ROAD

## PORTISHEAD BS20 7HF

GUIDE PRICE  
£1,395,000

Holmleigh is a grand semi-detached coastal villa, situated in one of the most prestigious residential areas in Portishead, offering uninterrupted panoramic views of the Bristol Channel, Denny Island, and the two Severn Crossings.

Set within a serene and private woodland location, Holmleigh is a remarkable and highly versatile five-bedroom family home, positioned directly on the foreshore of the Bristol Channel. The property, which dates back to the early 1800s, has been meticulously maintained, preserving many original period features that reflect the grandeur of the era, while also seamlessly incorporating modern touches to suit modern living. Its unique blend of historical charm and modern convenience creates a truly special and welcoming home for its next owners.

The gardens of Holmleigh are undoubtedly the standout feature of this exceptional property. Extending across the front, side, and rear of the home, the gardens offer a remarkable degree of privacy, creating an idyllic retreat from the outside world. Numerous tranquil spots are scattered throughout, providing perfect vantage points from which to relax and enjoy the stunning coastal vistas. The grounds feature expansive lawns, with sun terraces strategically positioned to capture the full beauty of the surroundings. These terraces offer uninterrupted, front-line views of the estuary, stretching out towards the Welsh coastline, making them an ideal space for entertaining guests or simply enjoying a peaceful moment. Whether you're watching the passing ships, observing wildlife, or soaking up the natural beauty, the gardens provide an exceptional outdoor sanctuary.

Upon entering the property, you are welcomed into an entrance vestibule that provides access to both the dining room and kitchen at the front of the house. The kitchen is equipped with a comprehensive range of shaker-style wall, base, and drawer units, along with an island unit featuring a breakfast bar. Fitted with modern appliances, including an electric fan-assisted oven, built-in microwave, and dishwasher, the kitchen is bright and offers views from two aspects, creating a light and airy atmosphere that enhances the space.

Adjacent to the kitchen is the dining room, a grand space with ceiling timbers, arched period windows to the front, and a striking open-grate fireplace that takes centre stage. The room is perfect for entertaining and family gatherings, with ample space for a large dining table. There is potential to knock through to the kitchen to create a large open-plan kitchen/dining/family room, should one desire, offering a more modern layout for day-to-day living.

The central hall acts as the spine of the home, with stairs leading down to the lower ground floor and a beautifully turned staircase with an elegant period handrail rising to the first-floor landing. A stained glass window on the half landing fills the space with natural light, adding to the character and charm of the home while creating a welcoming ambience.

Moving into the living room, you'll immediately appreciate its generous size, with box bay windows framing stunning views of the estuary

and Welsh hills. The large windows allow light to flood the room, offering a perfect vantage point to admire the coastal surroundings. An open-grate fireplace adds to the charm at one end of the room, enhancing the warmth and character of the space. From the living room, the owners have thoughtfully added a sunroom, this inviting space opens onto the balcony, providing the perfect spot to relax and take in the breathtaking coastal views while enjoying the tranquillity of the setting.

The first-floor landing is spacious and provides access to four well-proportioned bedrooms. Two of the bedrooms benefit from their own en-suite shower rooms, offering added convenience and privacy. Bedrooms one and three are particularly noteworthy, as they are further enhanced by glorious views of the estuary and the stunning scenery beyond. The fourth bedroom, a single, is ideally located to make use of the family bathroom, ensuring a practical and comfortable layout for all.

The basement, or lower ground level, offers a highly versatile and expansive space, featuring a study, sitting room, fifth bedroom, kitchen, wine cellar, and bathroom. This well-designed level provides direct access to the garden, enhancing its functionality and appeal as it seamlessly connects indoor and outdoor living. It could easily be adapted for a variety of uses, such as offering accommodation for a dependent relative, creating a self-contained Airbnb rental, or simply enjoying it as a spacious living area. With its flexibility, independent access, and ample room, this area offers countless possibilities to suit different lifestyle needs, whether for work, leisure, or rental income potential.

### Gardens & Grounds

Nestled within a generous and secluded plot, this property is surrounded by beautifully maintained side and rear gardens that create a peaceful and private atmosphere. The gardens enjoy a wonderful sunny aspect, with the front of the property opening onto woodland, providing the perfect environment for children to play and explore. With numerous vantage points throughout the grounds, you'll find ideal spaces to entertain family and friends or simply unwind and watch the ships glide by on the estuary after a busy day. At the foot of the garden, you'll find a charming terrace that places you right on the foreshore of the estuary, offering a unique opportunity to enjoy the natural beauty of the water and surrounding landscape. Whether you're enjoying a morning coffee, reading a book, or watching the sunset, this tranquil spot is perfect for relaxation.

The property also benefits from a driveway that provides off-street parking for several vehicles, leading to a tandem garage, ensuring ample space for both parking and storage. The combination of expansive outdoor space, privacy, and proximity to the estuary makes this home an idyllic retreat for those seeking a balance of peaceful living and convenience.

### Location

Woodlands Road is located within the Eastwood Conservation Area, just a short walk from the seafront, outdoor pool, and the scenic Lake Grounds. It is also conveniently close to Portishead Marina, which boasts a variety of bars,

restaurants, and vibrant waterside attractions, as well as the charming Victorian High Street. For those needing to travel further afield, the M5 motorway is easily accessible via junction 19, providing excellent connections to both the North and South. Additionally, Bristol International Airport, situated in North Somerset, offers both national and international flights to a wide range of European destinations, along with some long-haul options.



- Period Coastal Attached Residence
- Versatile Accommodation Over Three Floors
- Period Features & Charm
- Approximately 2652 SQ.FT
- Approximately 1/3 Acre Plot
- Sunroom With Balcony
- Uninterrupted Frontline Coastal Views
- Highly Regarded Address
- Offering Further Potential









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Total area: approx. 246.4 sq. metres (2652.0 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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