



3 THE SALTINGS WOODLANDS ROAD,
PORTISHEAD, BS20 7HF

GOODMAN
& LILLEY







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PORTISHEAD BS20 7HF

GUIDE PRICE
£1,300,000

An exceptional opportunity to acquire a distinguished period coastal residence, enviably positioned on Woodlands Road—widely regarded as Portishead’s premier address. Approaching 2,000 sq. ft, the property offers impeccably presented accommodation that effortlessly blends timeless charm and character with modern elegance.

Upon entering the property, you are greeted by a bright and generously proportioned entrance vestibule, distinguished by an elegant encaustic tiled floor that continues through the main hallway. From this central space, doors lead to the principal reception rooms, offering a seamless flow throughout the ground floor. A beautifully turned staircase rises to the first-floor landing, where a window frames picturesque views across the estuary and towards the Welsh hills. A conveniently located cloakroom is also accessed from the hallway. The living room serves as an exceptional principal reception space, accessed via a panelled door that opens into an impressive and elegantly proportioned room. It is beautifully framed by a full-height bay window that projects over the estuary, offering truly outstanding, front-line panoramic views of the water and the Welsh hills beyond. The room retains a wealth of period detailing, including intricately moulded cornicing, a decorative ceiling rose, and traditional dado rails, all of which contribute to its refined character and timeless charm.

The sitting room has its own distinctive character, featuring elegant panelled walls and ornate moulded cornicing. A charming bay window to the front provides a delightful outlook over the surrounding woodland, filling the room with natural light. A decorative ceiling rose adds to the period detailing, while a striking Minster fireplace serves as a central focal point. The open-plan kitchen, dining, and family room is a truly outstanding space—generously proportioned and thoughtfully appointed to take full advantage of its

remarkable setting. Glazed double doors open onto a Juliet balcony, affording exceptional waterside views across the estuary and towards the Welsh coastline. An additional door leads to a private seated balcony, providing a tranquil spot from which to enjoy the surrounding waterside scenery. The dining area is perfectly positioned in front of the Juliet balcony, offering a stunning backdrop for both everyday meals and entertaining. The kitchen is centrally located within the room and features a comprehensive range of high-quality wall, base, and drawer units, complemented by composite stone worksurfaces. A substantial island unit, complete with breakfast bar seating, forms the heart of the space. Integrated appliances include a built-in wine fridge, dishwasher, and twin electric fan-assisted ovens, creating a highly functional yet elegant culinary environment. To the front of the room, a full-height bay window and door combination floods the space with natural light, enhancing the sense of openness and connection to the outdoors. The bay also provides an ideal setting for lounge furniture, creating a relaxed and inviting seating area within this impressive room.

The sunroom spans the full-length of the property and is designed to maximise natural light, featuring a glazed, pitched roof and glazed windows. This bright and versatile space benefits from stunning views of the estuary and offers a serene setting throughout the day. A built-in desk creates an ideal workspace, while plumbing is in place to accommodate a laundry area if desired, adding to the room’s practicality without compromising its elegance.

As you ascend the staircase to the first floor, the spacious landing area features useful caves storage. However, it is the captivating coastal view that immediately draws the eye—visible through a glazed door that opens onto a Juliet balcony, perfectly framing the estuary and Welsh coastline beyond. From this central landing, access is provided to the bedrooms and the family bathroom, making it both a functional and visually striking space within the home. The master bedroom is generously proportioned, featuring a low-lying window that offers a stunning view of the estuary. Positioned to provide the perfect outlook from the bed, the window allows for an uninterrupted connection to the scenic surroundings. The room is further enhanced by elegant moulded cornicing, adding a touch of period charm. A door leads to the en-suite bathroom, which is fitted with a modern three-piece suite, including a walk-in shower, low-level WC, and a wash hand basin, providing both convenience and comfort.

The second and third bedrooms are located along the landing, both well-proportioned double rooms featuring built-in wardrobes. The third bedroom enjoys the added benefit of French doors opening onto a private balcony, offering serene views over the woodland to the front. This room is further complemented by a contemporary en-suite shower room, adding a touch of privacy and convenience. The family bathroom is particularly impressive, centred around a beautiful freestanding bath positioned in front of a large window that frames breathtaking views of the estuary.

The garden is situated across the driveway, with steps leading up to a generously sized lawned area, extending to approximately one third of an acre. This substantial outdoor space offers ample opportunity for recreation, relaxation, or further landscaping, all set within a peaceful and private setting.



- Coastal Residence
- Three Double Bedrooms
- Front-Line Estuary & Welsh Hill Views
- Share Of Coastal Frontage Land
- In Excess Of 2,000 SQ FT
- Over-Beach Balcony
- Prime Residential Address
- Three Reception Rooms
- Approx. 1/3 Acre Garden
- Garage & Three Parking Spaces

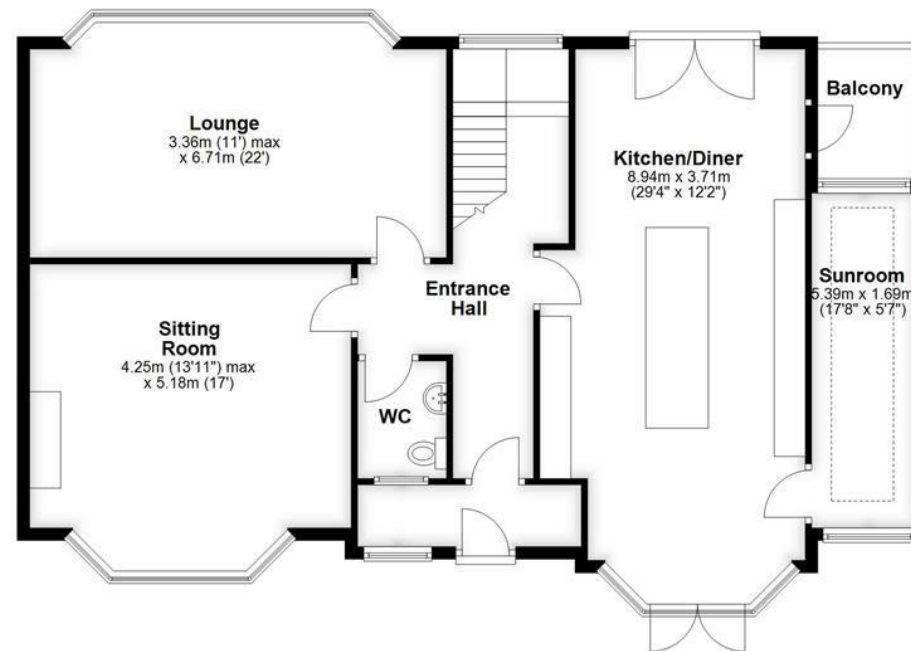




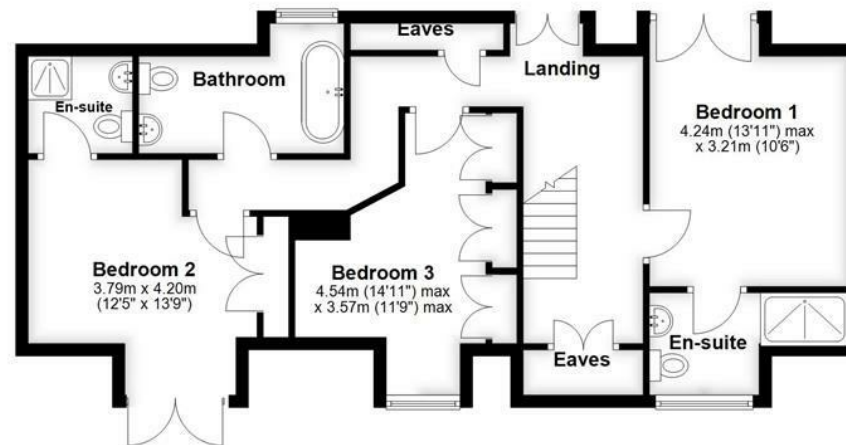
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Ground Floor



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