



5 BATTERY ROAD,
PORTISHEAD, BS20 7HP

GOODMAN
& LILLEY







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PORTISHEAD BS20 7HP

GUIDE PRICE
£1,200,000

Nestled in a prime and highly sought-after location just off the Lake Grounds, this beautifully presented 1950s detached family home offers an exceptional blend of character, space, and modern convenience. Positioned within easy walking distance of the High Street and the bustling Marina, this property truly delivers the best of both lifestyle and location.

As you approach the property, a spacious driveway provides off-road parking for several vehicles, complemented by an integral garage offering additional convenience and storage. The home is privately screened from the main road by a wealth of mature ornamental trees and established hedgerows, creating a sense of seclusion and privacy. A charming pathway winds its way through the greenery, guiding you to the front entrance.

Upon entering, you're welcomed into a good-sized entrance hall – the true spine of the home – with doors opening to the principal reception rooms. A utility/cloakroom is perfectly positioned for convenience. A turned staircase leads to the first-floor landing, where a full-height stained glass window makes an immediate impression, flooding the space with coloured light and setting the tone for the characterful features found throughout. To the southern side of the property, the elegant living room enjoys an abundance of natural light throughout the day. This beautifully appointed space features restored parquet flooring and a wood-burning stove set into a characterful fireplace, adding both warmth and charm. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the rear, the family room is another standout space. Bathed in natural light and finished with original parquet flooring, this versatile room enjoys bi-folding doors that open fully to the garden, creating a seamless indoor-outdoor living experience. This space flows effortlessly into the open-plan kitchen/dining room, forming a superb extended living area perfect for modern family life. The kitchen itself is fitted with a comprehensive range of wall, base, and drawer units, complete with a breakfast bar peninsula, ideal for casual dining and entertaining. The dining area is a great addition, with a vaulted ceiling, Velux windows, and further doors opening to the garden. A second wood-burning stove with exposed flue adds a stylish focal point, and there's ample space for both dining and relaxed seating—making it a true heart-of-the-home setting.

Moving upstairs, the first-floor landing is flooded with light thanks to the stained glass feature and spacious layout. Doors lead to three bedrooms and a modern family bathroom. The master bedroom is a generously sized room, complete with a walk-in dressing room and en-suite shower room. From the landing, a second turned staircase rises to the fourth bedroom, thoughtfully tucked away in the converted attic space. This charming room benefits from eaves storage and a Velux window offering elevated views across the Lake Grounds and towards the estuary—a peaceful, private space ideal as a guest room, teenager's retreat, or home office.

Outside

The rear garden enjoys a westerly aspect, making

the most of afternoon and evening sun. Expertly landscaped, it features deep-planted borders filled with mature magnolia trees, flowering shrubs, and established hedgerows, offering a high degree of privacy and year-round colour. An ornamental lawn sits to the rear of the garden, where a charming summer house provides a peaceful retreat—ideal for reading, relaxing, or working from home.

Location

Ideally situated, this home offers the perfect blend of convenience and lifestyle, appealing to a wide range of purchasers. Positioned within easy reach of both Portishead's charming traditional High Street and the vibrant Marina, residents can enjoy a superb selection of cafés, bars, and restaurants in both locations. For families, the nearby Lake Grounds provide a much-loved outdoor space—perfect for children to explore, enjoy various sporting activities, or simply relax with a picnic during the warmer months.

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: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440



- Detached Family Home
- 1950's Period Features
- Garage & Driveway
- Well Presented Throughout
- Four Double Bedrooms (Master En-Suite & Dressing Room)
- Prime Residential Address
- Extended Accommodation
- Three Reception Rooms
- Approaching 2000 SQ.FT
- Highly Convenient Location

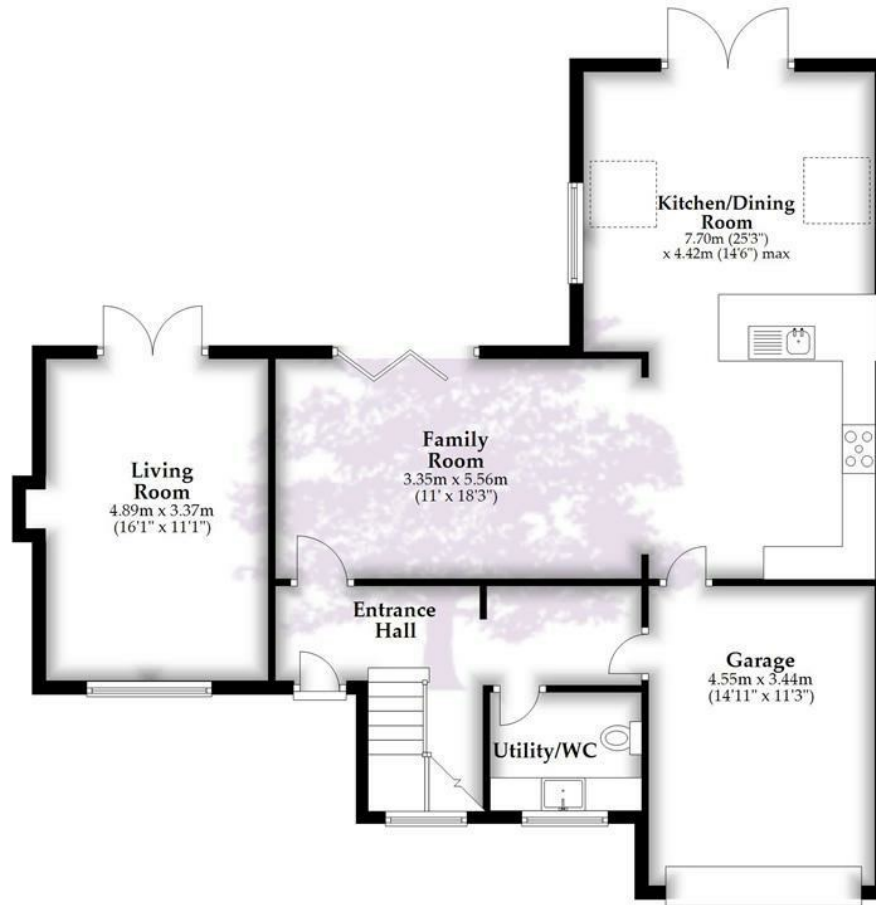




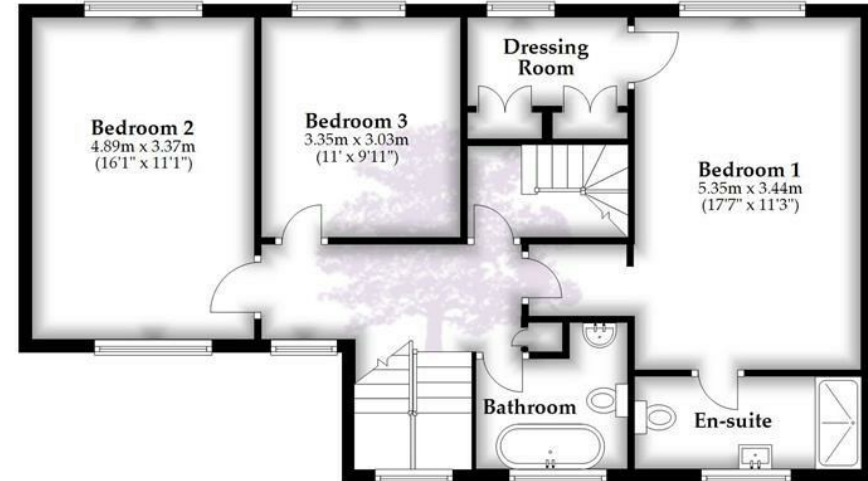
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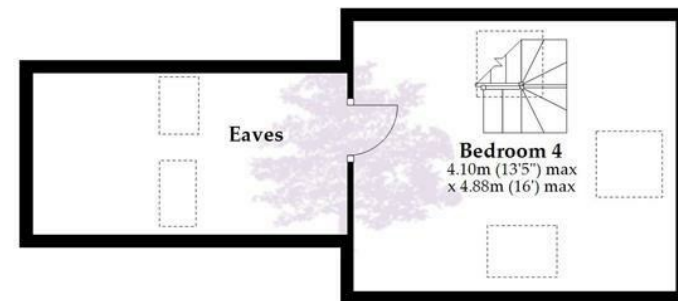
Ground Floor



First Floor



Second Floor



Total area: approx. 179.9 sq. metres (1936.8 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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