



2 HALLIWELL ROAD,  
PORTISHEAD, BS20 8JP

GOODMAN  
& LILLEY













# 2 HALLIWELL ROAD

## PORTISHEAD BS20 8JP

# GUIDE PRICE

## £650,000

Set in a commanding position this detached family home affords the most stunning, elevated views of the Bristol Channel and the Welsh coastline.

This fine residence offers an excellent opportunity for the discerning purchaser whom is looking for both a quiet, family orientated location in this prime waterside position. In brief, the property comprises; entrance hall, hallway, cloakroom, kitchen/breakfast room, lounge/dining room and a garden room that occupies the ground floor. The first floor features three bedrooms and a family bathroom. The rear garden enjoys a southerly orientation and offers a good degree of privacy due to a woodland located to the rear of the garden. The garden is of a generous nature, enclosed by fencing with mature flowering shrubs, flora and specimen trees that occupy the borders.

The property is located within a ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air pool and parks within North Somerset.

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Goodman & Lilley anticipate a good degree of interest due to its panoramic views, tranquil location with the sounds of the estuary and boats close by. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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.

### Accommodation Comprising:-

#### Entrance Hall

Secure uPVC front door opening to the entrance hall, door opening to the hallway.

#### Hallway

A welcoming entrance hall, spacious circulation living space with an under-stairs storage cupboard, radiator, stairs rising to the first floor landing, doors opening to all principle rooms.

#### Cloakroom

Fitted with a two piece suite comprising; low level WC, pedestal wash hand basin, tiled splashbacks, uPVC double glazed window to the front aspect.

#### Kitchen/Breakfast Room

9'4" x 18'3"

Fitted with a matching range of wood fronted base, drawer and eye-level units with worktop space over, matching breakfast bar, inset 1+1/2 bowl stainless steel sink unit with single drainer unit, mixer tap, tiled splash backs, serving hatch to the Dining Room, wall mounted gas fired combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, tumble dryer, cooker with extractor hood over, uPVC double glazed window to side and rear aspects, radiator, secure uPVC double glazed door to garden.

#### Lounge/Dining Room

22'1" x 11'11"

A good sized room, light and airy in it's appearance with a uPVC double glazed window to front aspect affording stunning views of the estuary and the Welsh hills, full-height uPVC double glazed window to rear aspect, coal effect gas fireplace set in marble surround and timber mantle over, two radiators, TV & telephone point, serving hatch to

the kitchen, secure uPVC double glazed patio doors opening to garden room.

#### Garden Room

A great addition to the property offering a southerly orientation with views over the garden. Constructed of Half brick with uPVC double glazed windows, two windows to side, two windows to rear, vaulted ceiling with recessed ceiling spotlights with double glazed Velux skylight windows, ceramic tiled flooring, secure uPVC double French doors to the garden.

#### First Floor Landing

uPVC double glazed window to front aspect enjoying spectacular estuary views, telephone point, access to roof space via loft hatch which is of a generous nature offering potential to develop, the loft is already boarded and also has two Velux skylights, doors opening to the bedrooms and the family bathroom.

#### Master Bedroom

21'0" x 11'10"

A light-filled room with a uPVC double glazed window to side aspect and a uPVC double glazed window to front aspect affording estuary and Welsh hill views, three fitted double wardrobes, two storage cupboard, double panel radiator, TV & telephone point.

#### Bedroom Two

11'0" x 11'9"

uPVC double glazed window to front and side aspects with further, stunning elevated views of the estuary and Welsh hills, two radiators.

#### Bedroom Three

11'11" x 9'9"

uPVC double glazed window to side and the rear aspect, storage cupboard, radiator, double panel radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with independent shower attachment over, bi-folding glazed shower screen, pedestal wash hand basin, low-level WC, tiled splash backs, mains heated towel rail, shaver point, uPVC obscure double glazed window to rear aspect.

#### Outside

The private rear garden is a good size, enclosed by fencing and predominantly laid to expansive lawns with mature flowering shrubs, flora and specimen trees that occupy the borders. A paved patio area is conveniently accessed from the garden room and the kitchen and provides the ideal place to sit back and dine al fresco in the warmer summer months. The rear of the garden is accessed by two pathways also affords views of the estuary and the Welsh coastline. The garden also benefits from having use of garden shed and a greenhouse.

#### Garage & Car Port

The garage and carport are approached over a double width driveway providing off-road parking for a couple of vehicles, the car port is position next to the integral single garage with power and light connected, remote-controlled electric up and over roller door.



- Detached Family Home
- Garden Room
- Generous South Facing Gardens
- Three Double Bedrooms
- Garage & Car Port
- Popular Hillside Location
- Lounge/Dining Room
- Uninterrupted Channel Views
- Further Development Potential





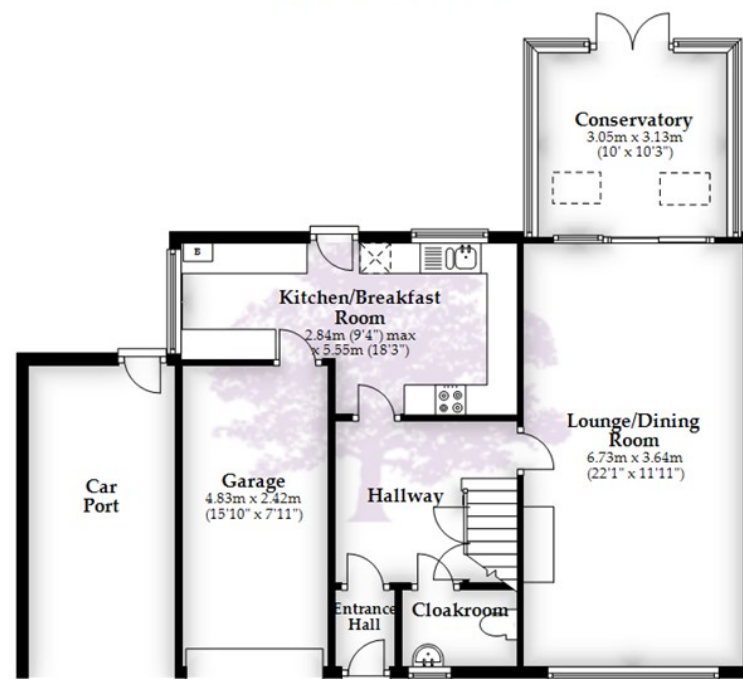






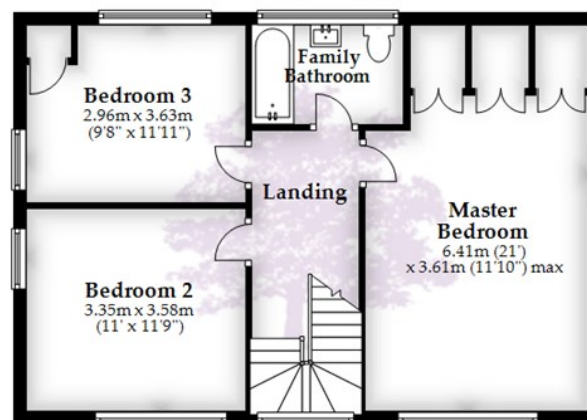
### Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 146.7 sq. metres (1578.6 sq. feet)



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