



9 LUNDY GATE,  
PORTISHEAD, BS20 7GS

---

GOODMAN  
& LILLEY



NESTLED IN THE SOUGHT-AFTER PORTISHEAD VILLAGE QUARTER, THIS LIGHT AND AIRY TWO-BEDROOM COACH HOUSE IS CLOSE TO THE WATERFRONT, CAFÉS, SHOPS, AND HIGH STREET, WITH EASY ACCESS TO MAIN ROADS AND MOTORWAY LINKS.

A well-designed two-bedroom coach house offering a practical and thoughtfully arranged layout that maximises both space and natural light. The property features a functional entrance hall with access to an integrated garage and stairs leading to the first-floor accommodation, creating a clear and effective separation between storage and living areas.

The first floor provides comfortable and versatile living space, including a bright and airy living/dining room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The layout has been carefully planned to ensure privacy and convenience, appealing to a wide range of buyers.

Upon ascending the stairs, the main bedroom and family bathroom are both positioned to the left. The main bedroom is a generous double, benefiting from an abundance of natural light. The bathroom comprises a bath with shower over, wash basin, and WC. Straight ahead are two spacious storage cupboards. To the right, the second bedroom offers flexible use as a guest room, home office, or child’s bedroom. Also on this side is the light-filled living/dining area, enhanced by natural light from a Velux window in the kitchen area and a window in the living space, creating a welcoming area for relaxing or entertaining.

This coach house is cleverly designed to separate living and sleeping areas, creating a practical and comfortable home. It offers an ideal opportunity for first-time buyers, professionals, or investors to enjoy low-maintenance, waterside living in the sought-after Portishead Marina.

Garden

This home features a north-facing garden, offering a tranquil and private outdoor space. Ideal for relaxing, entertaining, or enjoying the changing seasons, the garden provides a peaceful retreat and a versatile area for plants and outdoor activities.

Garage

This home provides practical everyday living, with an integrated garage, under-stairs storage.

Location

Located in the highly sought-after Portishead Village Quarter, this property offers convenient access to a range of local amenities. It is within walking distance of the marina, boutique shops, cafés, and restaurants, as well as Portishead’s High Street, providing a wealth of everyday conveniences. Excellent transport links, including nearby roads and motorway connections, make this an ideal location for commuting and exploring the surrounding area.

Agent Notes

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

Council Tax Band: B

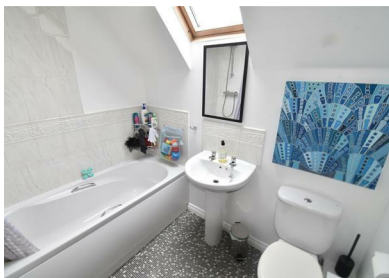
Services: All mains services connected.

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

- Two-Bedroom Coach House
  - Enclosed Rear Garden
  - Private Entrance
  - Close to Portishead Marina
- Open Plan kitchen/lounge/diner
  - Integrated Garage & Parking Space
  - Modern Living
  - Ideal for First-Time Buyers or Investors

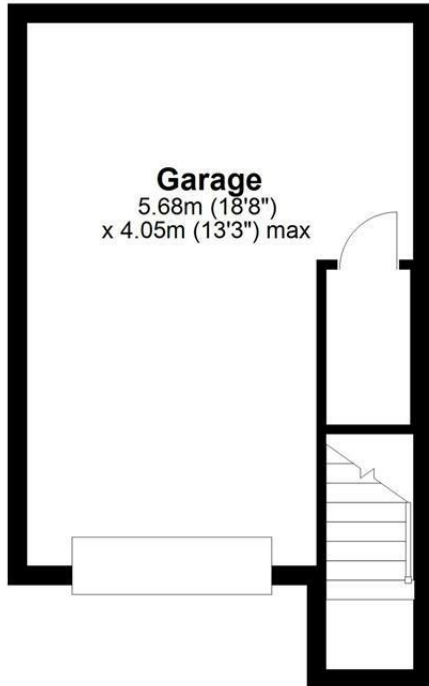


GUIDE PRICE £280,000



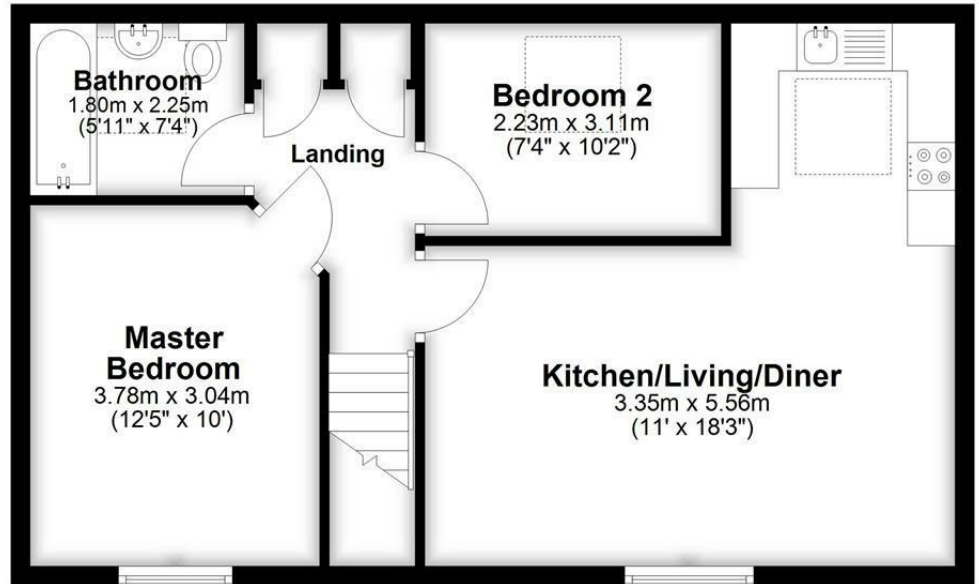
## Basement

Approx. 24.0 sq. metres (258.3 sq. feet)



## Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.2 sq. feet)

**HENLEAZE** - 0117 2130777

henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440

sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333

shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.