



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

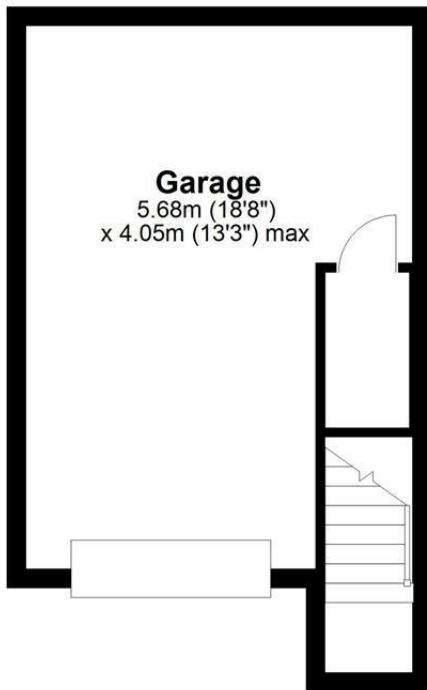


GUIDE PRICE £280,000



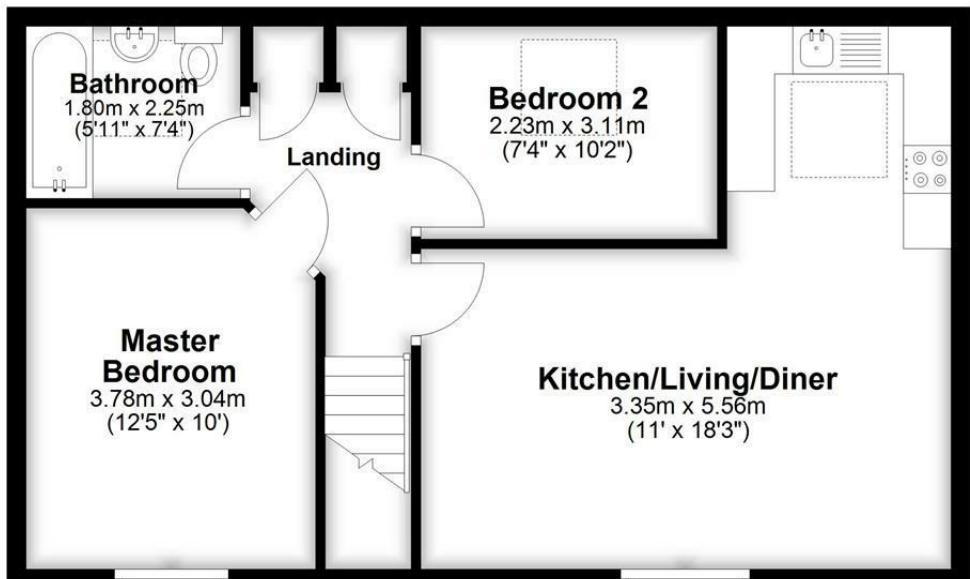
## Basement

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)

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