



THE LOOKOUT, REDCLIFFE BAY,
PORTISHEAD, BS20 8JL

GOODMAN
& LILLEY







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GUIDE PRICE
£825,000

A truly stunning, four bedroom detached coastal family home affording panoramic views of the Bristol Channel and towards the Welsh coastline.

Situated within a secluded position in the heart of the enviable Redcliffe Bay, the property has undergone a series of striking improvements by the current owners, including new kitchen and bathrooms both with sumptuous fixtures and fittings, charcoal replacement windows, render and cedar cladding which transforms the external look of the property creating a modern contemporary façade.

In brief, the property comprises; entrance hall, study/bedroom four, shower room, stunning kitchen/breakfast room, dining room, spacious living room with bi-folding doors seamlessly interconnecting with the expansive sun terrace bringing the outside, inside whilst taking full advantage of picturesque views over the Bristol Channel. The garden floor consists of three immaculately presented bedrooms, two of which are served by luxurious en-suite facilities and a utility room. Externally, the home is blessed with ample off road parking, and a 23' garage. The spacious and secluded rear garden is predominately to lawn and enjoys a highly favourable westerly orientation with many vantage points in which to enjoy the tranquil surroundings.

The property is located just off Nore Road, a highly sought after location within Portishead and in close proximity to the High Street with its range of shops including Waitrose. The location provides distant views across the Bristol Channel towards the Welsh hills and is within close proximity to the Marina and a range of outdoor activities including Portishead Sailing Club, open air Lido and the Lake Grounds. There is also access to the coastal path. There are numerous primary schools in Portishead and the highly regarded Gordano Secondary School. Independent schools are located within Bristol and the Preparatory School of the Downs School in Wraxall. Portishead offers excellent transport links with the M5 motorway accessed at Junction 19. Bristol Parkway and Temple Meads Station offer frequent Intercity and cross country services. Bristol Airport is approximately 14 miles away and offers both national and international flights.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles.

Council Tax Band: C

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Services: All mains services connected

Accommodation Comprising

Entrance Hall

Secure composite front door opening to a welcoming, spacious entrance hall offering a splendid first impression to the home, aluminium double glazed skylight, storage cupboard, graphite grey radiator, recessed ceiling spotlights, access to loft space via loft hatch, doors opening to principle rooms.

Kitchen/Breakfast Room

A beautiful, open-plan living space which really is the 'hub of the home' which seamlessly interconnects with the dining room creating a wonderful family space, fitted with a comprehensive range of modern mink and royal purple high gloss, wall and base units with underlighting and drawers, worksurfaces and upstands over, inset one and a half bowl composite sink unit with single drainer, fitted eye-level fan assistance 'Neff' double oven and integrated 'Bosch' appliances including fridge/freezer, dishwasher and microwave, the kitchen also features a good-sized island unit with a range of drawers under and fitted 'Neff' gas hob with extractor hood over, TV point, porcelain tiled flooring with underfloor heating, recessed spotlights, vertical graphite grey column radiator, concealed wall mounted Valiant combination boiler serving domestic hot water and central heating system, aluminium double glazed window to front, airing cupboard housing hot water tank, secure aluminium double glazed door to outside, open plan to Dining Room.

Dining Room

A generously sized room with ample space to position a dining room table and chairs, graphite grey double radiator, bamboo flooring, aluminium double glazed sliding doors to sun terrace balcony, door to:

Living Room

A wonderful bright and airy room with two sets of secure aluminium bi-folding doors allowing the living space to seamlessly interconnect with the sun terrace bringing the outside inside, wood burning stove, graphite grey radiator, TV & telephone points, bamboo flooring, study area, stairs descending down to the garden level.

Sun Terrace

Expansive sun terrace laid to Italian stone tiled flooring with glazed windbreak affording picturesque views over the Estuary and the Welsh coastline providing the perfect outside space to dine al fresco or relax & share a bottle of wine with a loved one whilst watching the beautiful sunsets to the west.

Bedroom Four

Aluminium double glazed window to front, graphite grey radiator, coving to ceiling.

Shower Room

Fitted with three piece contemporary white suite comprising; recessed tiled shower enclosure with fitted rain water shower and folding glass screen, wall hung wash hand basin vanity unit with cupboard under, low-level WC and chrome heated towel rail, extractor fan, full height 'Porcelanosa' tiling to all walls, aluminium obscure double glazed window to front, tiled flooring, recessed ceiling spotlights.

Hall

Aluminium double glazed skylight, doors opening to all bedrooms and utility room.

Master Bedroom

Impressive master bedroom suite, fitted with a range of wardrobes with hanging rails, drawers, aluminium double glazed window to side, two graphite grey radiators, coving to ceiling, aluminium double glazed bi-fold doors to garden, door to:

En-Suite Shower Room

Fitted with three piece luxurious white suite comprising; tiled double shower enclosure with fitted shower and glass screen, wall hung twin wash hand basin in vanity units with cupboards under and two chrome mixer tap, low-level WC and chrome heated towel rail, extractor fan, wall mounted LED back lit mirror with Bluetooth speaking, full height 'Porcelanosa' tiling to all walls with 'LED' mood lighting and floors with underfloor heating, aluminium obscure double glazed window to side, recessed ceiling spotlights.

Bedroom Two

Aluminium double glazed box window to rear with window seat, further aluminium obscure double glazed window to side, two graphite grey radiators, door to:

En-Suite Bathroom

Fitted with four piece contemporary white suite comprising; free standing deep panelled bath, wall hung wash hand basin in vanity unit with drawers under and chrome mixer tap, full height ceramic tiling to all walls with LED mood lighting, tiled double shower enclosure with fitted rain water shower head and glass screen, low-level WC, chrome heated towel rail, extractor fan, wall mounted LED back lit mirror, tiled flooring with underfloor heating, recessed ceiling spotlights.

Bedroom Three

Aluminium French doors opening to the sun terrace, vertical radiator, oak flooring.

Utility Room

Fitted with a range of high-gloss wall and base units with worksurface over, inset stainless steel sink and drainer unit, space for washing machine and dryer, recessed ceiling downlighting, ceramic tiled floor, heated towel radiator.

Outside

The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy stunning views of the estuary, Welsh hills and the Severn Crossings. The gardens are predominantly laid to an expanse of lawn and established borders with an array of flowering shrubs and specimen trees. A deep paved patio extends across the back of the home providing ample space to sit back and relax and enjoy the garden, vistas and tranquillity to this wonderful family garden. Further sunken patio space for hot tub at garden level with outdoor power points, shed with power points. An undercroft storage area provides useful, dry storage easily accessed to the side of the property.

Garage & Driveway

Driveway provides off street parking for a couple of vehicles leading to the front of the home and detached 23' garage with power and light connected and remote controlled roller door.



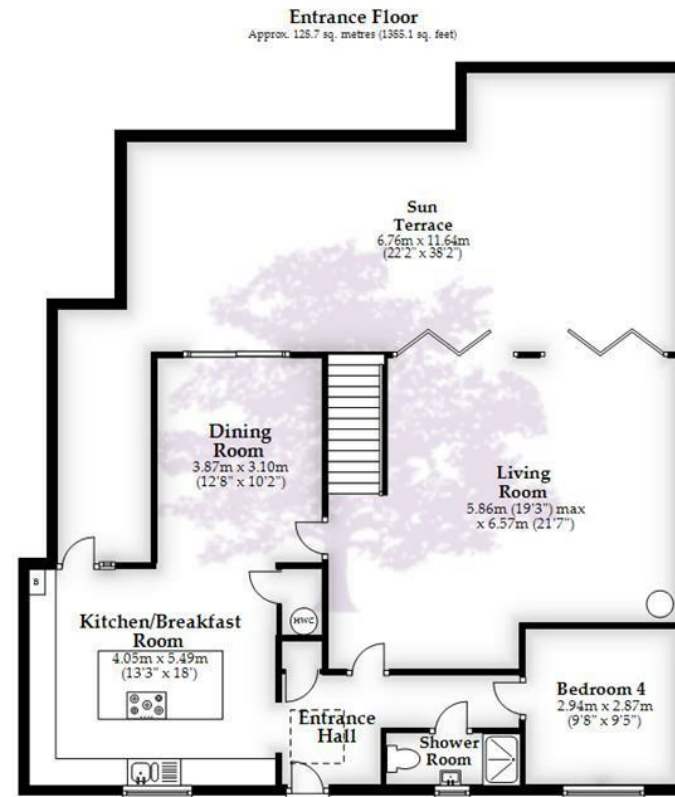
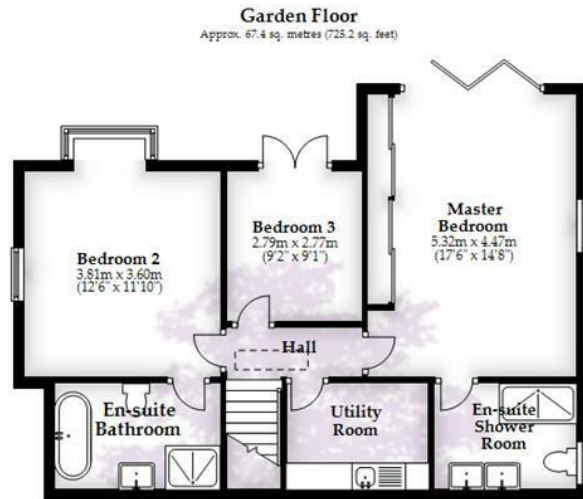
- Detached Coastal Family Home
- Secluded & Tranquil Location
- Stunning Kitchen/Breakfast Room
- Four Bedrooms (Two En-Suites)
- Driveway & 23ft Garage
- Expansive West Facing Gardens
- 2,110 Sq. Ft.
- Panoramic Views Of The Bristol Channel
- Contemporary Fixtures & Fittings





GOODMAN
& LILLEY





Total area: approx. 196.1 sq. metres (2110.3 sq. feet)

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