



7 Ranchway, Portishead, BS20 8DQ
£765,000

Steven
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Enjoying an elevated hillside position with commanding views over the channel towards The Welsh hills, this beautifully presented link detached home has so much to offer potential buyers. With a super stylish contemporary finish and a light and airy feel throughout, the accommodation flows well with a flexible layout and well proportioned rooms. With a bright and spacious entrance, the ground floor provides an impressive sitting room with feature media wall and fireplace and a stunning open plan living room/kitchen, which is certain to be the heart of the home and the scene for many a gathering with friends and family. Mealtimes and dinner parties can extend into the delightful conservatory which overlooks the rear gardens. A useful contemporary wet room completes the ground floor accommodation. To the first floor, the principal bedroom will certainly delight with a comprehensive range of fitted storage and access to the balcony, proving the perfect spot to sit and watch the glorious sunsets over the channel. In addition, there are a further two double bedrooms and a luxurious boutique style family bathroom. For those who like to welcome guests or who wish to house a semi dependent relative, the former garage has been cleverly converted into a guest suite which includes a generous principal room and additional shower room. Outside, the property is equally as pleasing. With ample off street parking and an area of lawn to the front and an enclosed south facing rear garden laid to lawn and decking with established planting and feature paving, there is also an attractive home office/garden room to enjoy. Portishead is a vibrant town with a well served high street, excellent schools and a fabulous Marina boasting a range of restaurants and cafes to sample. Transport links into Bristol and for the M5 motorway are also easily accessible. Quite simply a delightful and impressive home which must be viewed!

Accommodation (all measurements approximate)

GROUND FLOOR

Bright and airy, extended space with windows to front and both sides. Providing an extra seating area with views over the front garden. Tiled flooring throughout. Door to:

Inner Hall

Access to understairs storage, stairs rising to first floor. Tiled floors, window to front.

Sitting Room 16' 2" x 14' 8" (4.92m x 4.47m)

Stunning sitting room with built-in media wall comprising TV, feature electric fireplace and storage. Windows to front and side, wood effect floor.

Open Plan Kitchen/Living Area 29'5" x 18'2" max 11'1" min

Beautifully fitted with a range of wall and base units with granite working surfaces. Integrated appliances include microwave, extractor hood and stainless steel sink with drainer. Space for range cooker. A utility area provides further space for a double fridge/freezer, washing machine and tumble dryer. The room also benefits from an extra living space, and is open to the dining area.

Conservatory 11' 2" x 9' 7" (3.40m x 2.92m)

Providing a bright dining space. Double doors to rear garden.

Wet Room

Comprising toilet, sink with vanity and open rainfall shower. Fully tiled walls and floor, obscure window to rear, extractor fan.

FIRST FLOOR

Landing. Providing access to loft hatch and first floor rooms. Window to front.

Bedroom 1 16'8" x 13'5" max 9'9" min (excluding built in wardrobes)

A beautiful master suite with built-in wardrobes and sliding double doors onto a sunny terrace benefiting from stunning coastal views.

Bedroom 2 11' 2" x 8' 5" (3.40m x 2.56m)

Double bedroom, window to rear.

Bedroom 3 10' 9" x 10' 6" (3.27m x 3.20m)

Double bedroom, window to rear.

Bathroom

A modern suite comprising toilet, sink with vanity unit, walk-in shower with mains rainfall shower over and bath with mixer tap. Fully tiled floors and walls, extractor fan, obscure window to side.

Guest Suite

A beautifully converted garage, currently used as a guest suite and is accessed through the rear garden. This space could also make an ideal home office, studio or home gym. Includes fitted wardrobes, sliding doors to rear garden. Further benefitting from a shower room complete with toilet, sink and large shower. Window to rear.

OUTSIDE

To the front, the gardens are laid to lawn with established borders and there is a further lawned area on the other side of the private road, providing space for a shed and another seating area. The driveway offers level off-road parking for multiple cars.

Rear Garden

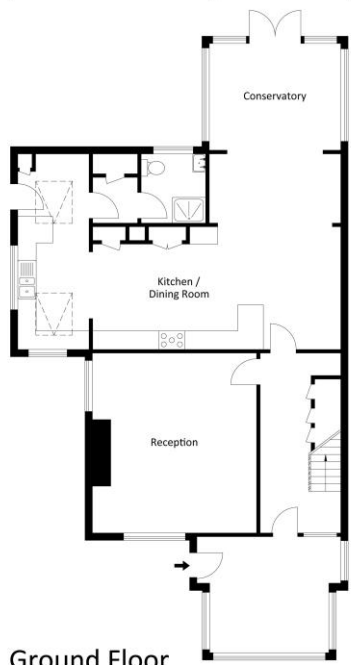
A sunny south facing garden. Beautifully maintained, with a spacious decking ideal for entertaining as well as a lawn area bordered by mature shrubs. To the top of the garden, there is a garden room currently being used as an office and outdoor entertainment area.





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Approx. Area 1101.10 Sq.Ft - 102.30 Sq.M



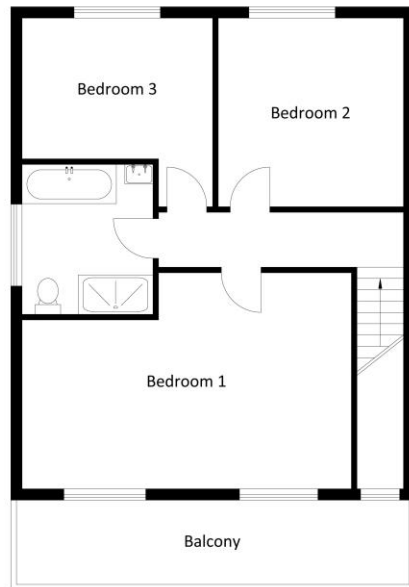
Ground Floor

For illustrative purposes only. Not to scale.

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.

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Approx. Area 608.10 Sq.Ft - 56.50 Sq.M



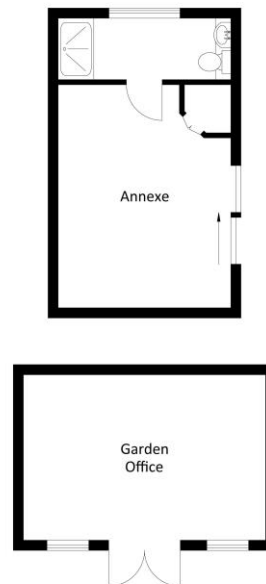
First Floor

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Approx. Area 371.90 Sq.Ft - 34.60 Sq.M



Outbuildings

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Link Detached House



Freehold



3



Garden



2



E



2

EPC D



Gas Central Heating



Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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