

54 CHARLCOMBE RISE

Bristol, BS20 8ND

Price £750,000

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PROPERTY DESCRIPTION

MAGNIFICENT HOME WITH NO ONWARD CHAIN

Occupying a particularly enviable elevated position in one of Portishead's most desirable coastal settings, this impressive four-bedroom home enjoys breathtaking far-reaching views across the Bristol Channel towards the Welsh coastline. Offering generous and versatile accommodation arranged over three floors, contemporary styling and an exceptional selection of outdoor spaces, this is a home that perfectly combines spacious family living with an enviable coastal lifestyle.

From the moment you step inside, the property offers a wonderful sense of space, with thoughtfully arranged accommodation designed to make the most of its spectacular surroundings

Situation

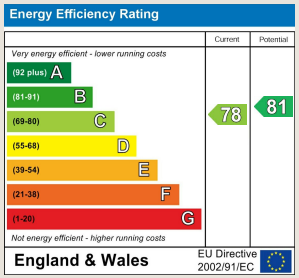
0.4 miles - The Ship Inn
1.4 miles - Black Nore Lighthouse
1.4 miles - Sugar Loaf Beach

Distances are approximate & sourced from Google Maps

The local area

Local Authority

North Somerset Council Tax Band: G
Tenure: Freehold
EPC Rating: C













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Entrance hallway

Accessed via a uPVC entrance door featuring glazed upper panels, the welcoming entrance hallway benefits from a recessed doormat and attractive hardwood flooring. Painted walls and crisp white wooden skirting boards create a fresh and well-presented finish, complemented by overhead lighting. From here, stairs provide access to both the upper and lower-ground-floor levels, offering convenient access throughout the property.

W/C

6'2" x 3'3" (1.9 x 1.0)
The WC is finished with attractive hardwood flooring and fitted with a white suite comprising a wash hand basin and toilet. A wall-mounted mirror adds a practical finishing touch, while recessed ceiling spotlights and crisp white woodwork complete the clean and contemporary presentation.

Living Room

25'7" x 11'9" (7.8 x 3.6)
Continuing with the beautiful hardwood flooring, this spacious living and dining area enjoys attractive views across the channel, creating a wonderful setting for both relaxing and entertaining. White uPVC windows and French doors open directly onto the sun terrace, allowing natural light to flood the room and providing a seamless connection to the outdoor space. Further features include recessed ceiling spotlights, crisp white wooden skirting boards and elegant wooden and glass entrance doors. Fitted white wooden shutters provide a stylish finishing touch, adding both character and charm to the room.

Study

8'2" x 8'10" (2.5 x 2.7)
The room continues with the attractive hardwood flooring and crisp white wooden skirting boards, creating a cohesive and elegant finish. A uPVC window fitted with stylish wooden shutters provides both natural light and privacy, while bespoke glass shelving runs along the interior wall, offering an attractive display feature.

Kitchen / Diner

11'9" x 28'6" (3.6 x 8.7)
Finished in a stylish contemporary palette of grey and copper, this impressive kitchen offers a superb blend of modern design and practicality. The kitchen is complemented by a range of fitted appliances and a substantial built-in island, creating an ideal space for both food preparation and informal dining. Grey laminate flooring flows throughout, while recessed ceiling spotlights provide contemporary illumination, complemented by three striking pendant lights positioned above the island. White wooden skirting boards add a crisp finishing touch. The room is further enhanced by uPVC windows and two sets of French doors, which open directly onto the terrace, creating a wonderful connection between indoor and outdoor living.

Cloakroom W/C

5'2" x 6'10" (1.6 x 2.1)
The cloakroom is finished with attractive wood-effect laminate flooring and features a stylish run of fitted cabinetry along one wall, incorporating a contemporary glass bowl wash basin and white WC. A uPVC frosted window provides natural light while maintaining privacy, with white wooden skirting boards completing the finish.

Utility

5'6" x 11'5" (1.7 x 3.5)
The utility room continues the property's stylish finish, featuring coordinating grey and copper fitted cabinetry, complemented by a stainless steel sink. A uPVC door and window provide access and natural light, while the room also houses the property's boiler, offering a practical and convenient space for everyday household needs.

Master Bedroom

12'1" x 15'5" (3.7 x 4.7)
An exceptionally spacious and impressive principal bedroom, beautifully presented with fitted wardrobes providing excellent storage. The room is laid with carpeting throughout and features stylish bedside pendant lighting, complemented by recessed ceiling spotlights. A large feature window takes full advantage of the outlook across the channel, allowing plenty of natural light to

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flood the room. The bedroom further benefits from direct access to the master en-suite, completing this superb principal suite.

En-Suite

6'10" x 4'3" (2.1 x 1.3)
The shower room is fitted with a modern three-piece white suite, comprising a WC, wash hand basin and shower enclosure with fitted glass screen. Mirrored vanity cabinetry provides practical storage, while a half-tiled splashback offers a stylish and easy-to-maintain finish.

Bedroom two

10'5" x 13'1" (3.2 x 4.0)
The room features a striking large uPVC window, allowing an abundance of natural light to flow through the space. Fitted wardrobes provide useful built-in storage, while carpeted flooring, painted walls, white wooden skirting boards and overhead pendant lighting complete the room.

Bedroom three

9'2" x 10'2" (2.8 x 3.1)
The room features a uPVC window allowing for natural light, complemented by carpeted flooring, painted walls and overhead lighting, creating a bright and versatile space ready to suit a variety of uses.

Bedroom Four

7'2" x 12'1" (2.2 x 3.7)
Currently utilised as a dressing room, this versatile room benefits from a range of fitted wardrobes spanning one wall, providing excellent storage space. A uPVC window allows natural light to fill the room, while wood-effect laminate flooring and overhead pendant lighting complete the presentation

Bathroom

6'10" x 8'6" (2.1 x 2.6)
The bathroom is fitted with a contemporary three-piece white suite, comprising a low-level WC, wash hand basin and panelled bath with mains-fed overhead shower and glass shower screen. The bath area is complemented by tiled surrounds, with further wall tiling around the WC and wash basin, creating a cohesive and practical finish. Matching tiled flooring completes the space, alongside a heated white towel rail.

Garage and parking

8'2" x 17'0" (one half) (2.5 x 5.2 (one half))
The original double garage has been thoughtfully divided to create two separate spaces. The section accessed directly from the house is currently utilised as a home gym, offering a versatile space that could be adapted to suit a variety of needs. A further internal door provides access through to the remaining section of the original garage, which retains two revolving garage doors and benefits from a uPVC window, providing natural light.

Outside

The property boasts an excellent selection of outdoor spaces, with two generous terraces situated at both ground-floor and lower-ground-floor levels, providing versatile areas for outdoor dining, relaxation and entertaining. Steps lead down from the lower terrace to an additional grassed area, offering further outdoor enjoyment. To the side of the property, a staircase provides convenient access from the paved driveway to the lower-ground-floor level.

To the front, the property is complemented by an attractive lawned garden, alongside a spacious paved driveway providing ample off-road parking and leading to the double garage.

Material information

AGENT NOTE:- Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures, fittings or services and so cannot verify that they are in working order.
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



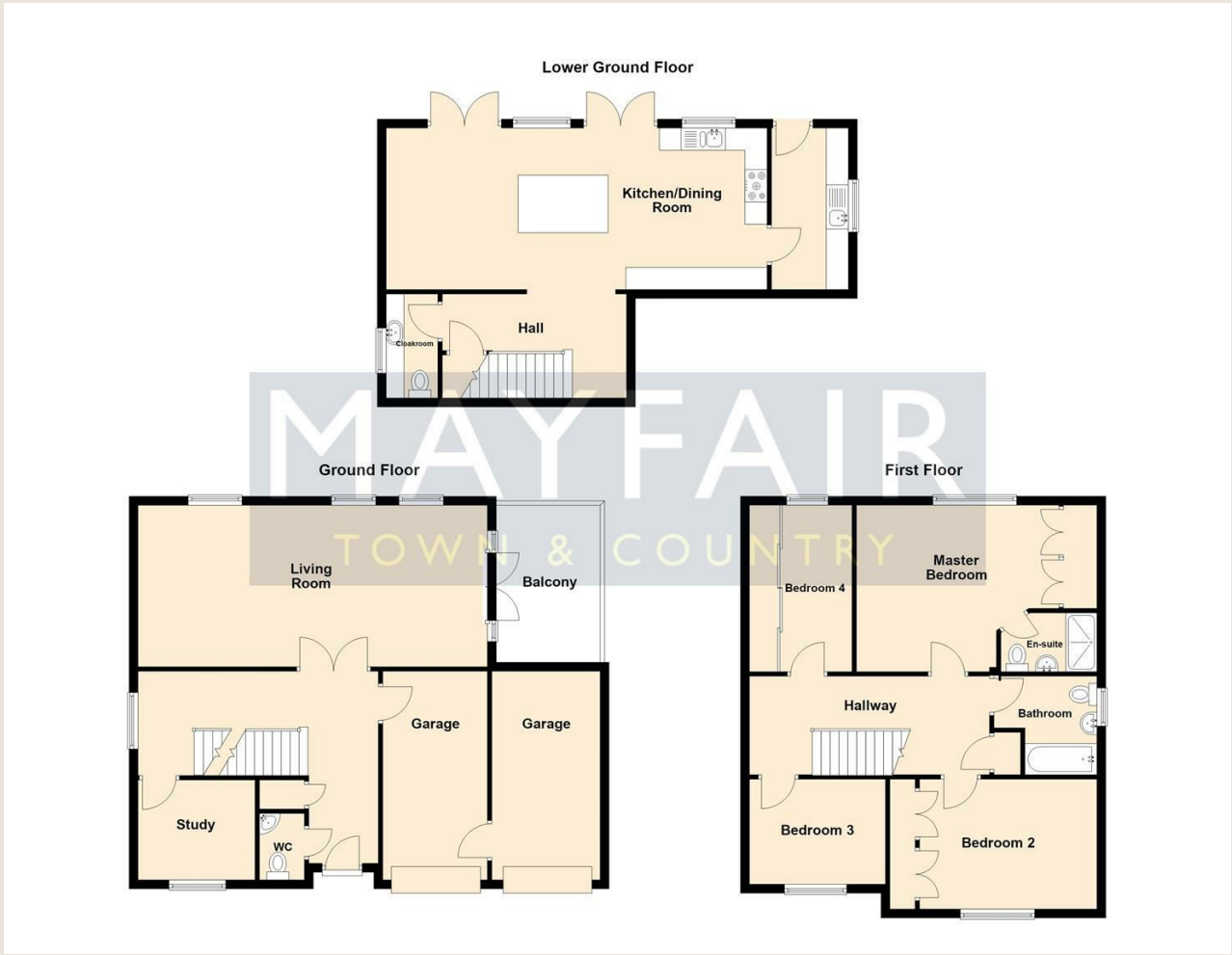




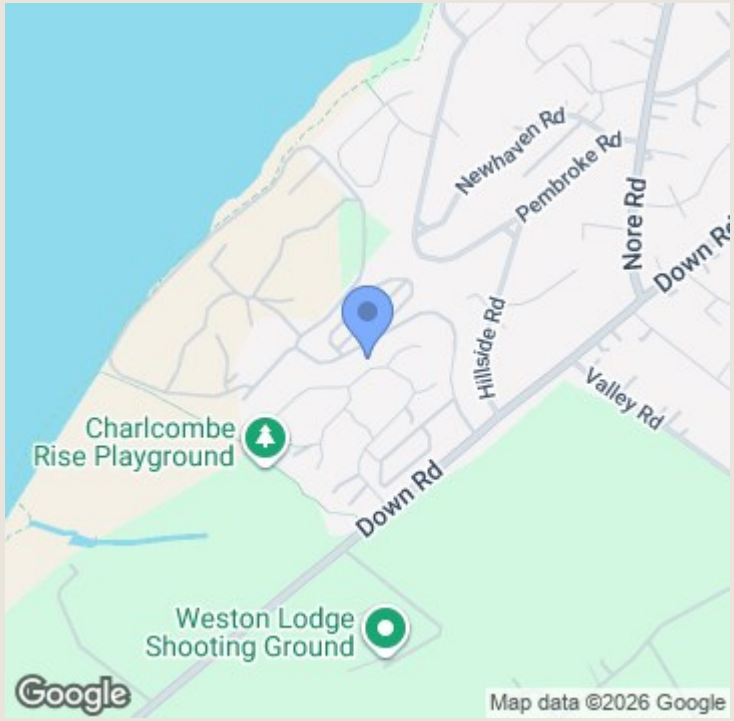








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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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clevedon@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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