



1 SHANNON WALK,  
PORTISHEAD, BS20 7GU

**GOODMAN  
& LILLEY**



# A BEAUTIFULLY PRESENTED TWO-BEDROOM DETACHED COACH HOUSE SITUATED ON THE SOUGHT-AFTER SHANNON WALK IN PORTISHEAD'S POPULAR VILLAGE QUARTER.

This attractive home benefits from a rear garden, a contemporary kitchen, garage, and off-street parking, making it an ideal purchase for first-time buyers, professionals, or investors alike. The property is well maintained throughout and offers light, well-proportioned accommodation with excellent storage and modern finishes.

Upon entering the coach house, a staircase rises to the first floor where the main living accommodation is located. The spacious open-plan lounge/dining area provides a comfortable and versatile living space, ideal for both relaxing and entertaining. This flows seamlessly into the contemporary kitchen, which features stylish shaker-style units, an integrated oven and hob, integrated washing machine, and space for additional freestanding appliances. There are two well-sized bedrooms alongside a modern three-piece bathroom suite comprising a panelled bath with shower over, wash hand basin and WC. Further benefits include a loft accessed via a pull-down ladder, which is partially boarded and provides valuable additional storage space.

To the rear of the property is a beautifully landscaped garden, thoughtfully designed with a sandstone patio, lawned area creating a private and low-maintenance outdoor space ideal for outdoor dining or relaxing. The garden provides direct rear access to the garage, which benefits from power and lighting. In front of the garage there is off-street parking, adding to the practicality of the property.

## Location

The Village Quarter in Portishead is a vibrant and highly desirable residential neighbourhood offering a superb blend of community living and convenience. Residents enjoy a range of local amenities on their doorstep, including boutique shops, cafés, bistros and restaurants, as

well as easy access to the picturesque marina with waterside leisure facilities and scenic walks along the coast and open spaces. The area also benefits from well-regarded schools and abundant green spaces, making it particularly appealing to families and professionals alike.

In addition to its strong local offer, the wider Portishead area is set to be transformed by the long-awaited reopening of the Portishead rail line, part of the MetroWest Phase 1 project, which will reinstate a direct passenger service to Bristol Temple Meads with stops including Pill. Construction preparatory works are underway and main works are scheduled to start around 2026, with services expected by around 2028, significantly enhancing connectivity, reducing car travel times and supporting future growth and economic opportunities for the town.

## Useful Information

Tenure: Freehold (main residence) The garage is held on a leasehold title (separate from the freehold residence)

Council Tax Band: Band B (buyers should confirm exact rating with North Somerset Council)

Services Connected: Mains electricity, Mains gas, Mains Water supply, Mains drainage

Broadband & Connectivity: Ultra-fast fibre broadband availability

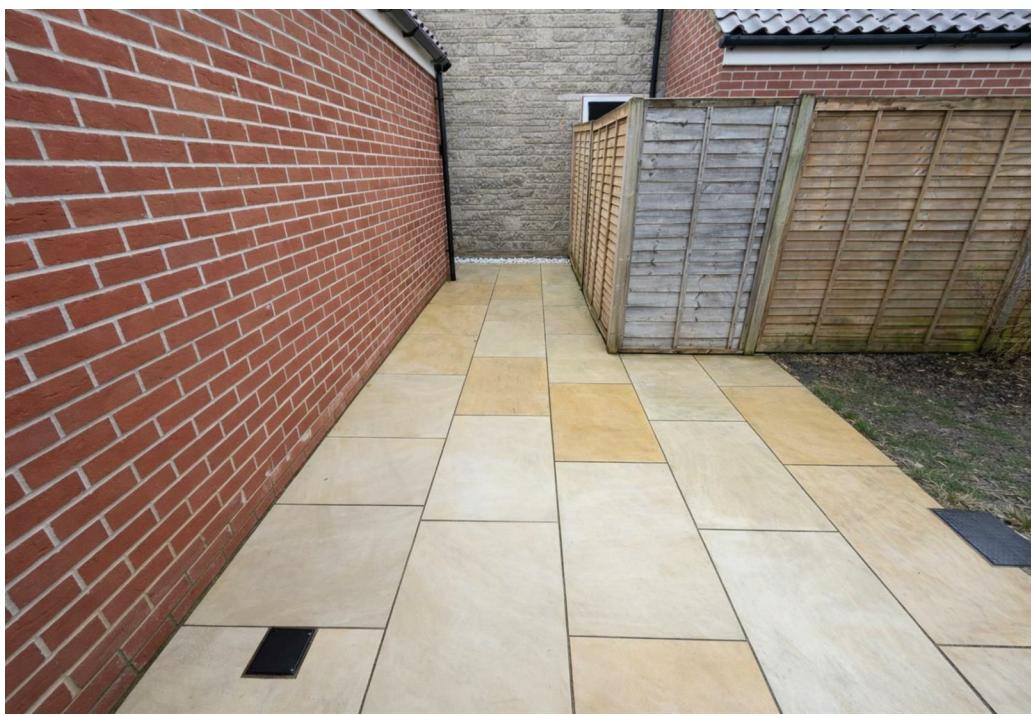
Coverage provided by major UK broadband and mobile network suppliers

- Detached Coach House
- Re-Fitted Kitchen
- Garage & Parking Space
- Popular Village Quarter Development

- Two Double Bedrooms
- Private Rear Garden
- EV Charging Point
- Close To Amenities

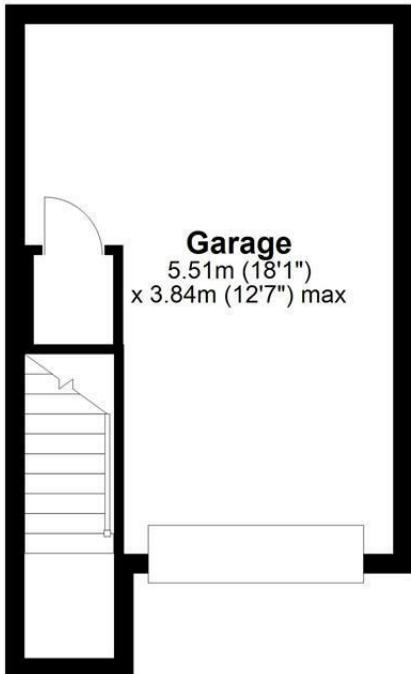


GUIDE PRICE £299,995



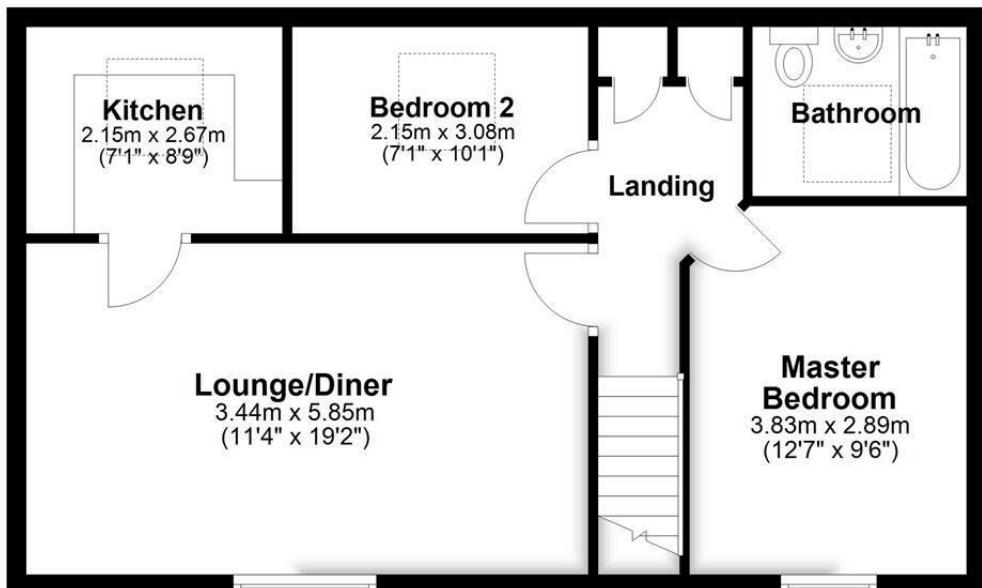
## Ground Floor

Approx. 22.1 sq. metres (237.4 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)

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