



MARINE VILLA, 87 NORE ROAD, PORTISHEAD, BS20 6JZ



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PORTISHEAD BS20 6JZ

- Elegant period home dating from circa 1824, retaining a wealth of original character and architectural detail.
- Four versatile double bedrooms, including a particularly impressive principal bedroom suite.
- Generous and versatile accommodation arranged over four floors, offering excellent flexibility for family living and entertaining.
- Highly convenient Portishead location, close to the High Street, Lake Grounds, coastal walks and the town's waterfront amenities.
- Exceptional far-reaching Bristol Channel views, enjoyed from the principal reception rooms, balcony and gardens.
- Beautiful bespoke kitchen, combining traditional craftsmanship with contemporary finishes and integrated appliances.
- Private balcony and extensive outdoor entertaining areas, creating a strong connection between the house and its coastal setting.

Occupying an enviable elevated position along Portishead's sought-after coastal road, Marine Villa is a handsome Georgian townhouse dating from circa 1824, enjoying a truly remarkable outlook across the Bristol Channel towards the Welsh hills beyond.

Properties of this character, position and calibre rarely become available. Behind its elegant façade, Marine Villa combines the architectural charm and proportions of its period with a thoughtful programme of improvements undertaken by the current owners, creating a sophisticated yet comfortable family home that retains a strong sense of its original character.

Arranged over four floors, the accommodation offers an impressive degree of flexibility and has been carefully designed to balance formal entertaining spaces with the requirements of modern family life. From the moment of entering, there is a sense of quality and individuality, with original features including fireplaces, exposed beams and floorboards, sash windows, ceiling roses, coving and traditional schoolhouse-style radiators sitting comfortably alongside contemporary fittings and technology.

The reception accommodation is particularly impressive. The principal living room occupies the entrance level and enjoys an exceptional connection with the outside, opening through elegant hardwood glazed doors onto a balcony. From here, the uninterrupted panoramic views across the Bristol Channel towards the Welsh hills are quite spectacular, creating an exceptional backdrop to the room and an enviable place from which to watch the changing light, tides and weather across the water.

A further reception room, currently arranged as a sitting room but offering the flexibility to be used as a fourth bedroom, provides another beautifully proportioned space, complete with original fireplace and sash window with shutters. This adaptability is one of Marine Villa's particular strengths and allows the accommodation to evolve with the needs of its next owners.

At the heart of the lower accommodation is the beautifully appointed bespoke handmade kitchen, where traditional craftsmanship has been combined with modern practicality. Solid wood cabinetry, granite work surfaces, a porcelain butler-style sink and integrated appliances create a timeless finish, while the adjoining pantry, utility and scullery provide an exceptional level of storage and preparation space. French limestone flooring continues through these areas, complemented by underfloor heating and a Sonos music system.

The dining room provides a natural setting for more formal entertaining and retains much of the character that one would hope to find in a property of this age, including an original open fireplace set within a stone surround, exposed beams, original cupboards and shelving and hardwood glazed windows. Together, the reception and kitchen spaces create an excellent environment for entertaining, from intimate dinners through to larger gatherings.

The upper floors provide four-bedroom accommodation, with the principal bedroom forming an attractive private suite. The room retains its original fireplace and sash window and leads through a walk-through dressing area into a beautifully appointed en-suite shower room. A luxurious four-piece family bathroom provides an equally high standard of accommodation, with a deep spa bath, separate shower and polished travertine finishes.

Two further double bedrooms occupy the uppermost floor, both offering excellent flexibility and character, together with a further cloakroom. Throughout the house, the owners have successfully retained the architectural details that give Marine Villa its individuality, while incorporating features expected of a modern home, including underfloor heating, Sonos audio, integrated appliances, fitted wardrobes and contemporary bathroom facilities.

OUTSIDE

The garden is a particularly impressive feature of the property, thoughtfully arranged over a series of terraces to make the most of both the elevated position and the exceptional outlook. Generous paved areas create a number of attractive spaces for outdoor dining, entertaining and relaxing, with the principal terrace enjoying a wonderful open view across the estuary towards the distant Welsh coastline.

Mature planting, established hedging and architectural palms give the garden a private, Mediterranean feel, while raised beds filled with pebbles and planting add texture and definition. Steps lead through the garden to further seating areas and a lower terrace, creating a lovely sense of journey and making the most of the different levels.

There is an excellent balance between formal entertaining space and established greenery, with the far-reaching water views providing a spectacular backdrop. Whether enjoying breakfast in the morning sunshine, entertaining friends or simply sitting with a glass of wine and watching the changing tides, this is an outside space that genuinely complements the character and setting of the home.

DOUBLE GARAGE & DRIVEWAY

A block-paved driveway provides off-street parking for two vehicles and leads to a substantial double garage with a remote-controlled roller door. Steps from the side of the garage provide access towards the main house and gardens.







LOCATION

Nore Road occupies an enviable position within one of Portishead’s most desirable coastal areas, combining the convenience of being close to the town with the wonderful open spaces and waterfront setting for which this part of Portishead is renowned.

The property is situated opposite the historic Windmill Inn, a popular local pub and dining venue on Nore Road, with the surrounding open landscape and coastal walks providing an attractive backdrop. The location also gives easy access to the Lake Grounds, one of Portishead’s best-known recreational areas, with its boating lake, open green spaces, tennis and bowls facilities, play areas and Lakeside Café.

The High Street is within comfortable walking distance, providing a useful range of independent shops, cafés, restaurants and everyday amenities. The position is particularly appealing for those wanting to enjoy Portishead largely on foot, with the town centre, seafront and recreational facilities all readily accessible.

The surrounding coastline also offers excellent opportunities for walking and enjoying the outdoors. Nore Road provides access towards Kilkenny Fields and the coastal path, with routes extending along the Bristol Channel towards Battery Point, Redcliffe Bay and Clevedon. The elevated position of this part of Portishead is also recognised for its spectacular coastal and estuary views.

A further attraction is the planned return of passenger rail services to Portishead. Construction of the new Portishead station is underway, with passenger services currently scheduled to begin in winter 2028/29, providing an hourly direct service to Bristol Temple Meads with an anticipated journey time of around 25 minutes.

MATERIAL INFORMATION

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: E

Services: All mains services connected.

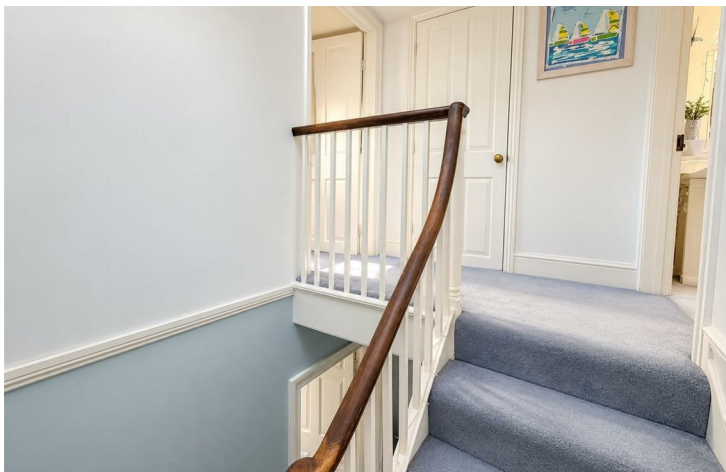
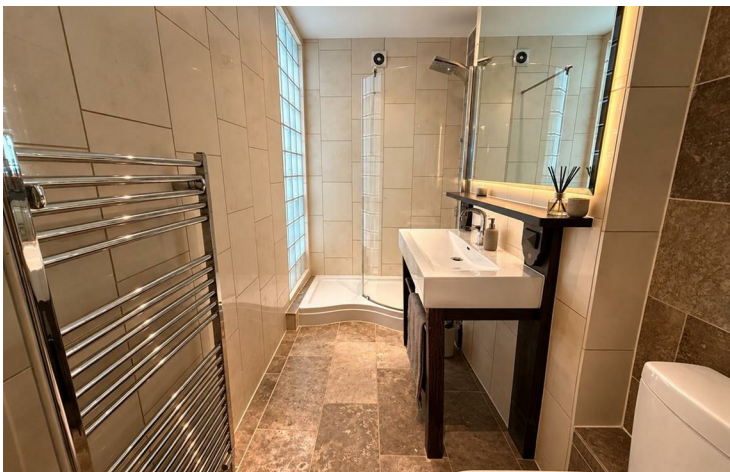
Broadband: Superfast/ultrafast broadband availability should be independently checked with the relevant provider.

Mobile Coverage: Coverage can vary between networks and prospective purchasers are advised to check with their preferred provider.

Viewings: Strictly by appointment with Goodman & Lilley



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

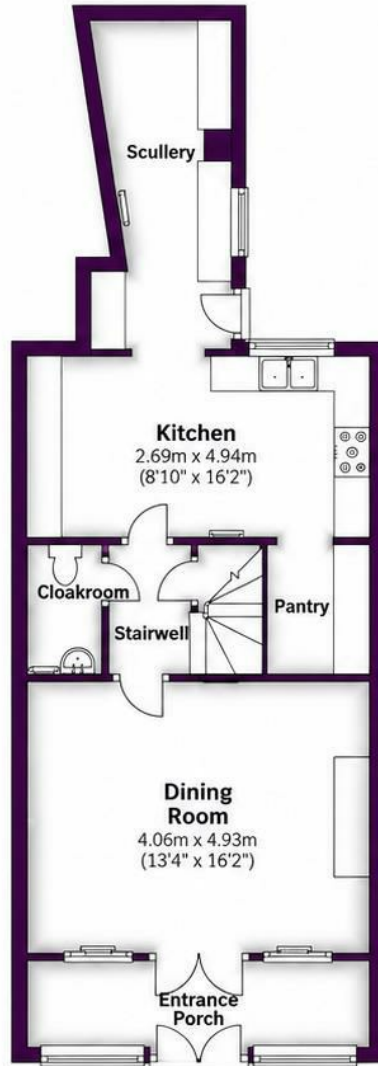


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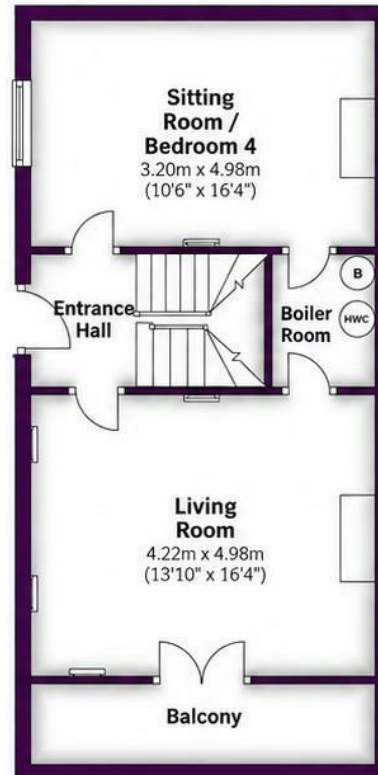
Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



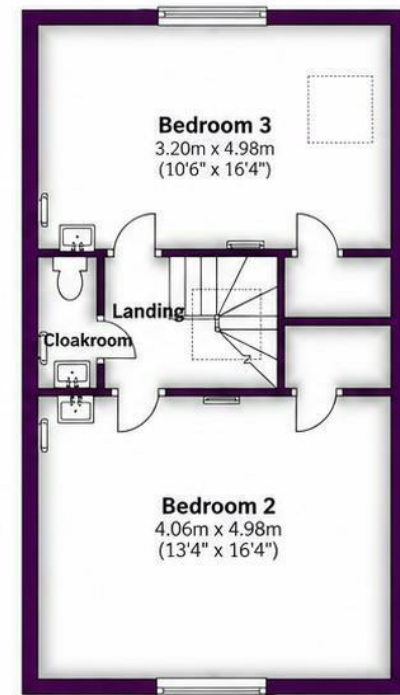
Second Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Third Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 207.6 sq. metres (2234.8 sq. feet)

**GOODMAN
& LILLEY**
ESTATE AGENTS





HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

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