



PORTISHEAD, NORTH SOMERSET

BS20



WOODLANDS, WOODLANDS ROAD, PORTISHEAD, BRISTOL, BS20 7HF

A distinguished coastal villa with breathtaking estuary views and over
3,000 sq ft of versatile living space.



Local Authority: North Somerset

Council Tax band: G

Tenure: Freehold

Outside: Gated driveway with private parking, mature gardens, coastal views, EV charging point.

Services: Mains gas, water & electricity; Solar panels; Broadband; Annexe.

Guide price: £1,450,000



THE PROPERTY

This exceptional six-bedroom villa occupies a coveted position on Woodlands Road in Portishead, within the Eastwood Conservation Area and moments from the seafront, lido and lake grounds. Enjoying stunning views across the Severn Estuary to the Welsh coastline, the property sits within extensive private gardens and offers over 3,000 sq ft of beautifully light-filled accommodation arranged over three floors.

Approached via a gated driveway on a peaceful, tree-lined lane, the home combines impressive proportions with charming period character. The ground floor centres around a stylish open-plan kitchen and living space, featuring original arched sash windows, decorative tiled flooring and a contemporary kitchen with integrated appliances. A spacious sitting room enjoys a log burner, French doors opening onto a balcony and wonderful views across the gardens.



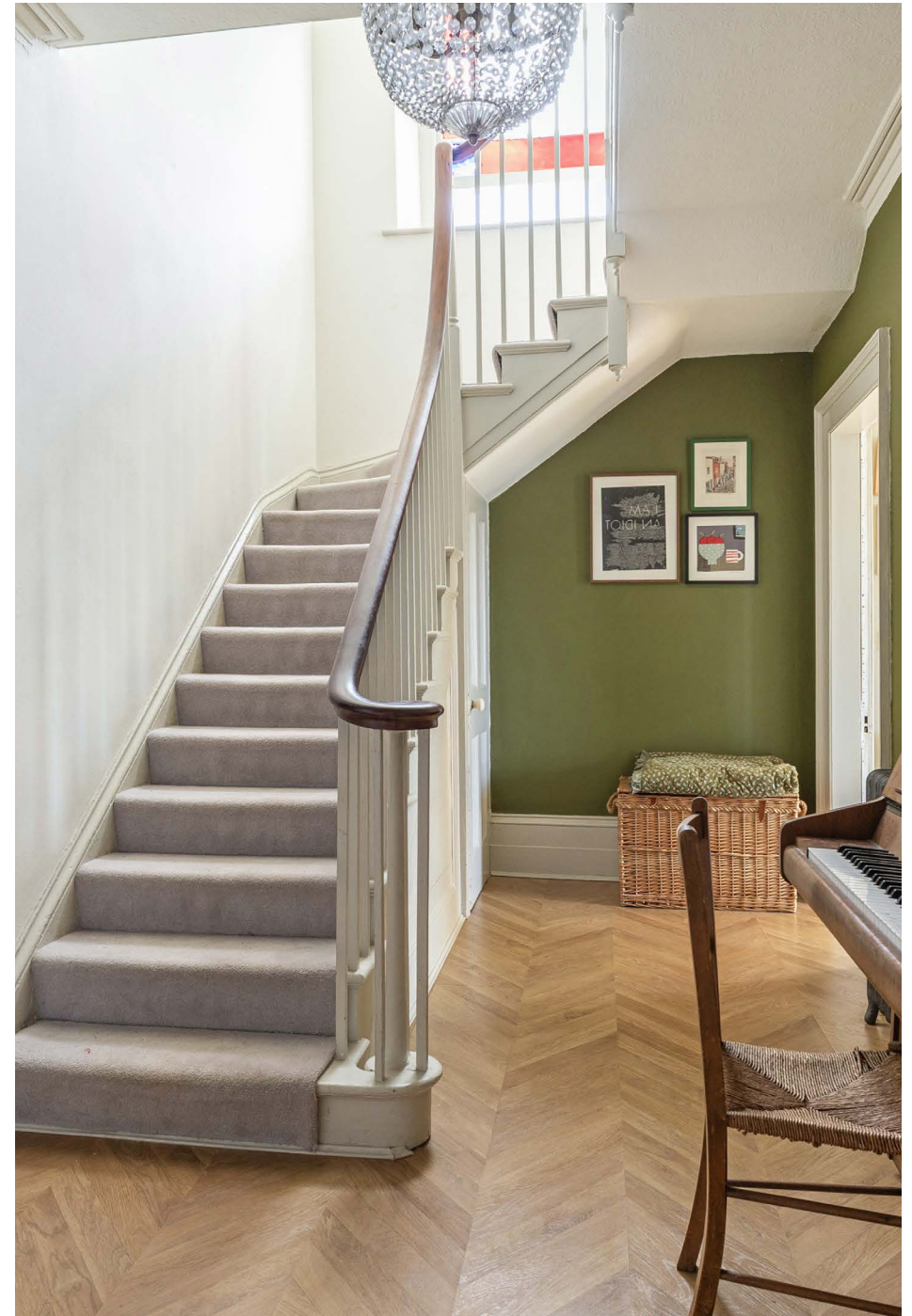






A sweeping staircase leads to four double bedrooms and a family bathroom on the first floor, all benefitting from attractive woodland or coastal vistas.

The lower-ground floor has been thoughtfully converted into a self-contained annexe with its own entrance, two double bedrooms, a kitchen and two bathrooms, making it ideal for guests, multi-generational living or rental income.







OUTSIDE

The property is set within beautifully established mature gardens that offer both character and colour throughout the year. The lower garden is predominantly laid to lawn and bordered by established herbaceous planting, with a greenhouse and raised beds providing excellent opportunities for kitchen gardening.

The upper garden enjoys the morning sun, with winding pathways meandering through well-kept lawns and landscaped planting. A private gated driveway provides secure off-road parking for several vehicles.

Beyond the garden, adjoining woodland offers direct access to scenic walking routes leading down to the coastline below.





SITUATION

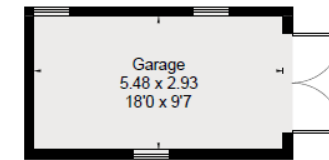
Woodlands Road occupies a desirable estuary-side position on the northern edge of Portishead, close to both the marina and the Victorian high street, with its range of restaurants, cafés and amenities. The popular heated lido and scenic coastal walks are also within easy reach.

Bristol lies approximately 30 minutes away by car and offers an excellent selection of cultural venues, dining destinations and shopping facilities. Road connections are excellent via Junction 19 of the M5, while Bristol Airport provides a wide range of domestic and international flights. A rail link between Portishead and Bristol Temple Meads is also currently under development.





Approximate Floor Area = 283.1 sq m / 3047 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Approximate Floor Area = 299.3 sq m / 3221 sq ft



(Not Shown In Actual Location / Orientation)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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