



WOODSIDE, PORTISHEAD

BS20



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

A Grade II listed Victorian home on Portishead's most coveted road,
with panoramic Channel views, ancient woodland backdrop and
beautifully landscaped gardens.

			EPC
5-6	3	2	Exempt
			Grade II listed

Local Authority: North Somerset

Council Tax band: E

Tenure: Freehold

Panoramic views. Gated driveway. EV charging point.

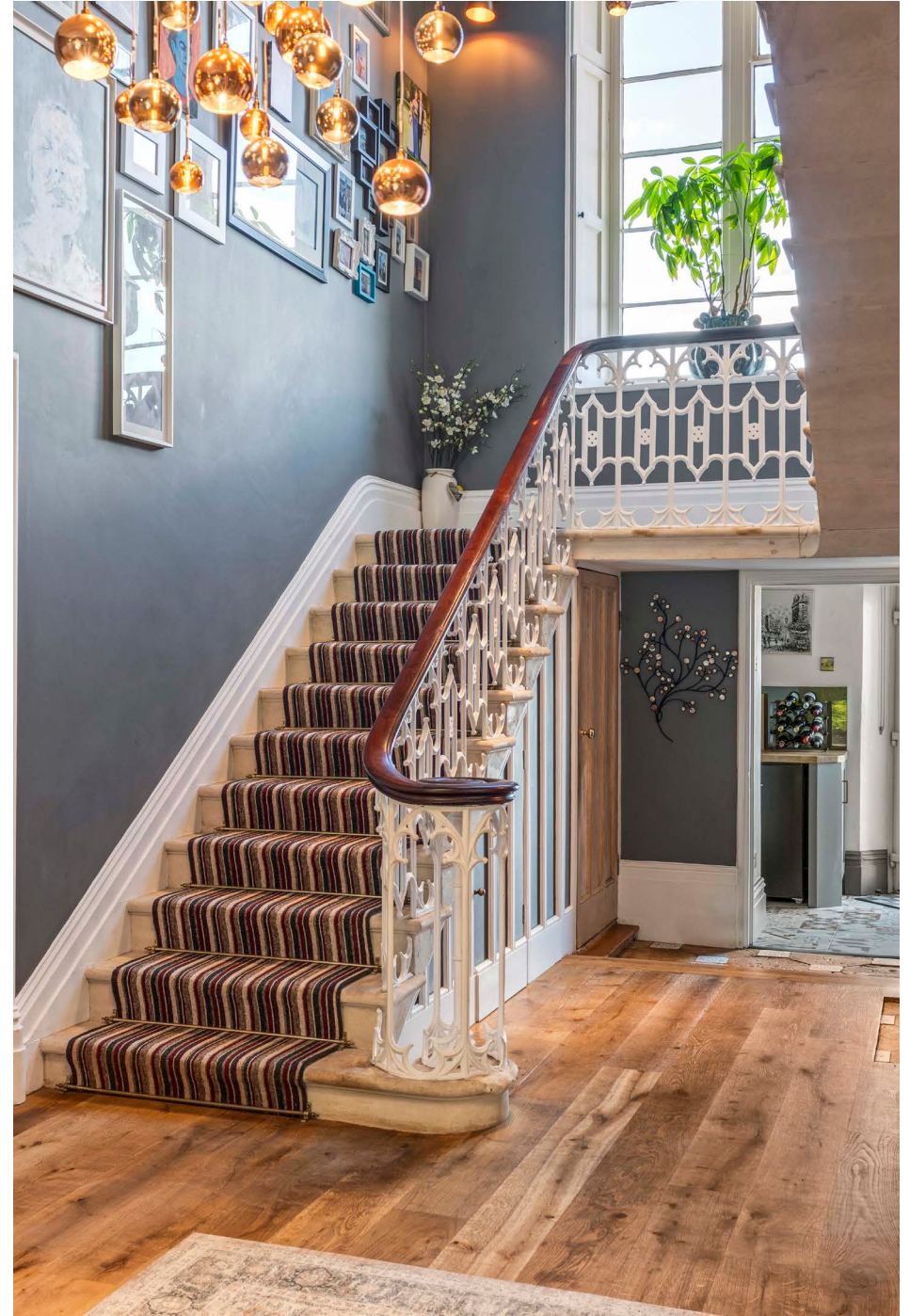
Mains gas, water and electricity. Fibre broadband by BT.

Offers in excess of: £1,500,000



THE PROPERTY

Woodside has been sympathetically modernised throughout, with a new Valentino kitchen, stylish bathrooms, and refreshed flooring and décor, all carefully balanced against the home's Victorian character, elegant proportions and enduring sense of tranquillity. The original vestibule opens into an impressive entrance hall with oak flooring, period cornicing, a striking stone staircase and a log burner, creating a warm and welcoming first impression. The principal reception room enjoys curved sash windows with restored shutters and window seats, soaring ceilings, and magnificent views across the water. A marble fireplace with a substantial log burner provides a cosy focal point during the winter months, while direct access to the kitchen allows the room to function equally well as a formal dining room.









The newly refurbished kitchen combines heritage detailing with modern convenience. Curved sash windows frame far-reaching estuary views, while a Belfast sink, induction hob and a comprehensive range of integrated Neff appliances ensure the space is as practical as it is attractive. A guest cloakroom, utility room, excellent storage and useful cellar spaces further enhance day-to-day living.

The first floor is home to the principal suite, featuring a period fireplace, private balcony, walk-in wardrobe and a luxurious en suite bathroom with freestanding bath, walk-in shower and twin vanity sinks. A second generous double bedroom also enjoys water views and benefits from its own en suite shower room.

The top floor provides exceptionally flexible accommodation, comprising three further double bedrooms, a family bathroom and a large triple-aspect reception room with balcony access. Ideal as guest accommodation, a space for older children, or potential self-contained living, this versatile floor can readily adapt to a variety of needs.







OUTSIDE

Arrival at Woodside feels wonderfully private. Electric gates open onto a sweeping driveway with ample parking, leading to the handsome stone entrance and offering only a hint of the remarkable setting beyond. The gardens unfold across three beautifully arranged tiers, each offering a different way to enjoy the landscape. Expanses of lawn are framed by mature trees, while sheltered terraces provide ideal spaces for outdoor dining and entertaining. An established pond adds further character, and there is plenty of open lawn for family games and recreation. Tucked within the grounds, a fully powered, heated and insulated garden office provides an excellent work-from-home space.

A series of balconies makes the most of the house's exceptional waterfront position. The principal bedroom opens onto a private balcony, while a larger balcony spans the front of the house, creating a superb vantage point for enjoying the views. A third balcony serves the top floor and can also be accessed via a spiral staircase. With the changing light from sunrise to sunset reflected across the water, the gardens and outdoor spaces provide a spectacular backdrop throughout the day.

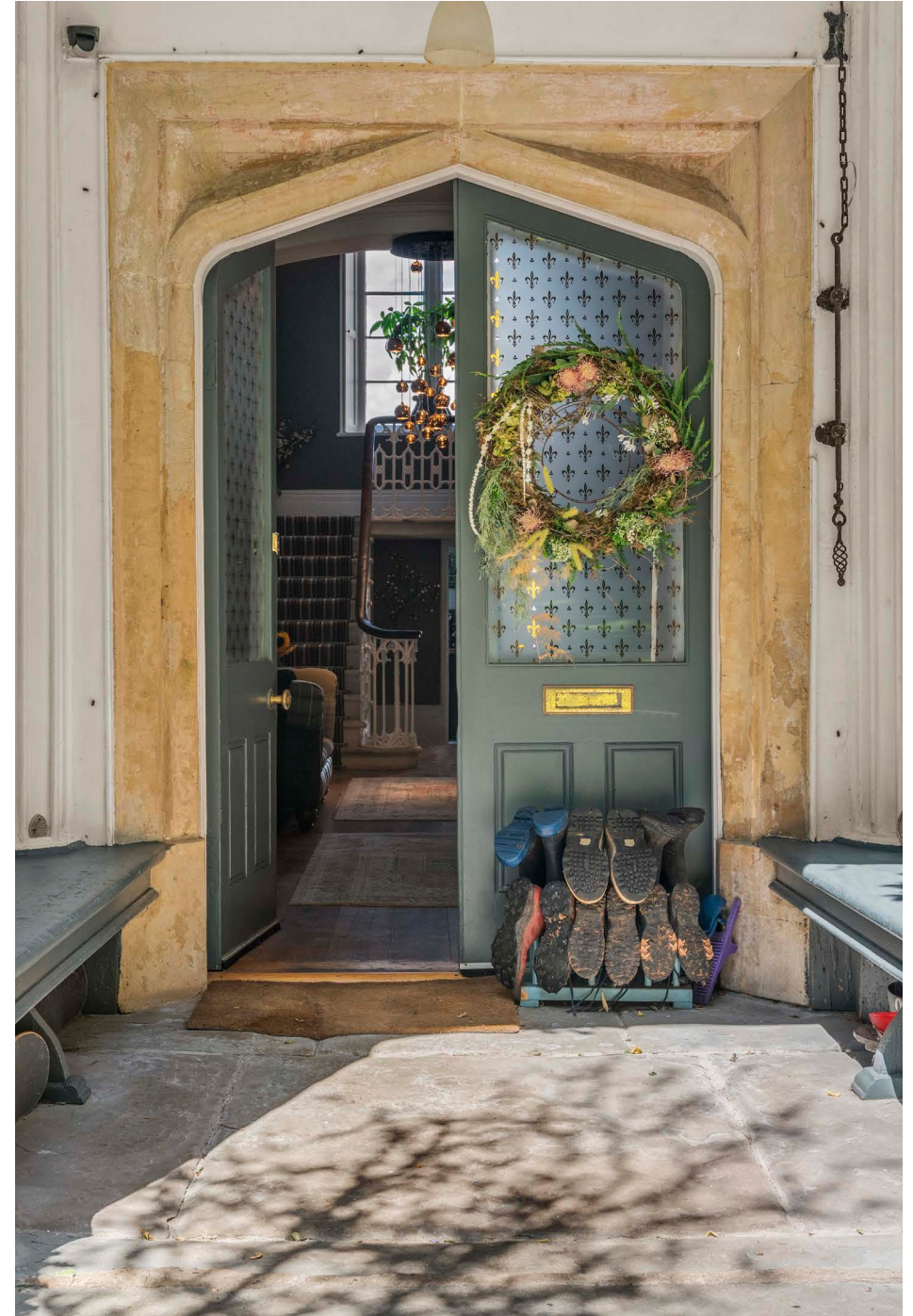




SITUATION

Woodlands Road is one of Portishead's most sought-after addresses, a private, tree-lined setting where ancient woodland meets the Bristol Channel. Woodside enjoys direct access to coastal and woodland walks, with Sugar Loaf Beach, the Lake Grounds and Battery Point all nearby.

Despite its peaceful setting, the town's marina, cafés, restaurants, shops and highly regarded schools are all within easy reach. Bristol is approximately 20 minutes away by road via the M5, while Bristol Airport is around 10 miles distant, offering excellent connections for both commuting and travel.



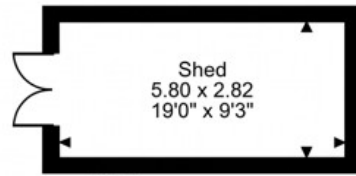
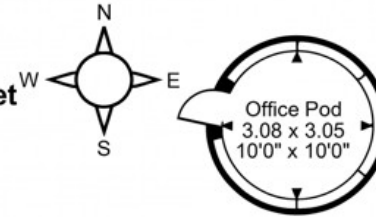




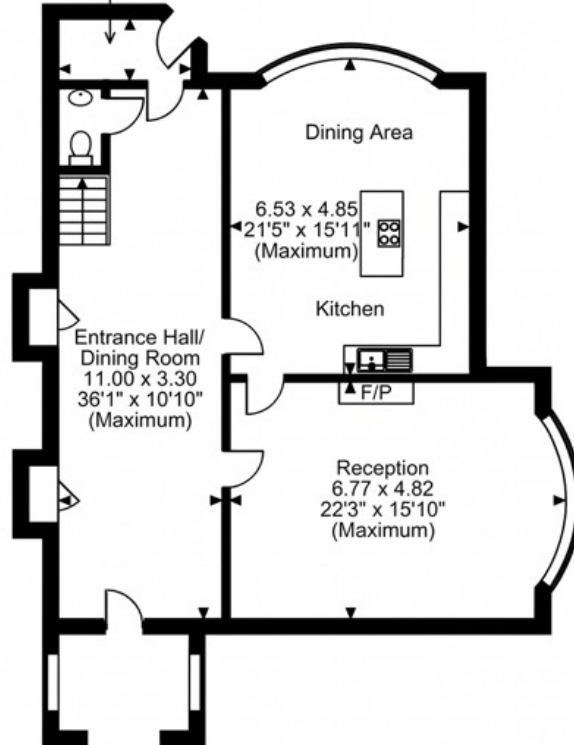


Woodside, Woodlands Road Portishead, Bristol, North Somerset

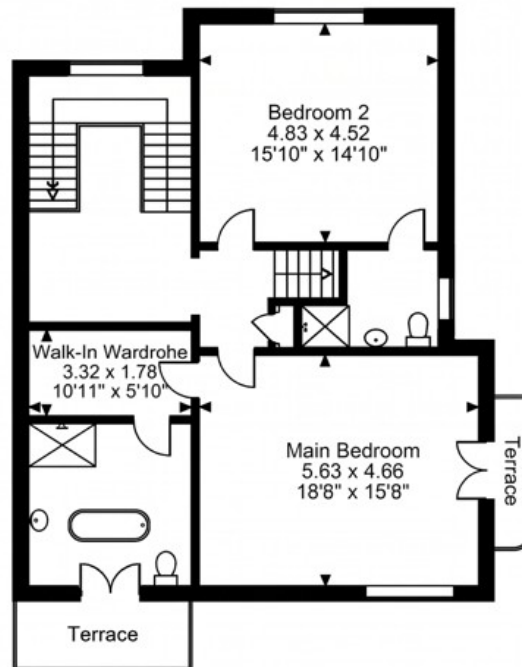
Approximate Gross Internal Area
Main House = 3288 Sq Ft/305 Sq M
Shed & Office Pod = 255 Sq Ft/24 Sq M
Total = 3543 Sq Ft/329 Sq M



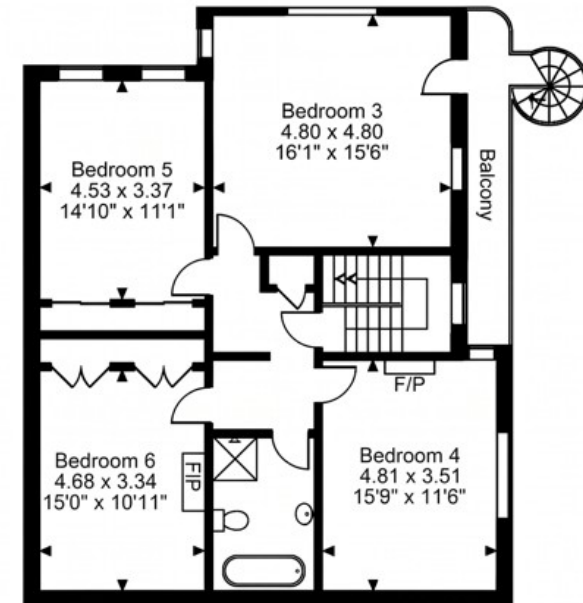
Utility
2.68 x 1.27
8'10" x 4'2"



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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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