



1 LILYS ORCHARD

PORTISHEAD
BS20 6DS



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- Exclusive boutique development of five homes
- Contemporary detached family residence
- Heated garden room/home office
- Bespoke living room media wall
- Walking distance to the High Street & Marina
- Constructed in 2021 with NHBC warranty remainder
- Beautifully landscaped rear garden
- Stylish open-plan modern living
- Parking for three vehicles
- Owned Solar Panels

Exclusive development of just five homes, this beautifully presented modern detached home offers an exceptional opportunity to acquire a stylish family residence within easy walking distance of Portishead's bustling High Street and picturesque Marina.

Thoughtfully designed with contemporary living in mind, the property effortlessly combines spacious accommodation with high-quality finishes, generous off-street parking for up to three vehicles and a beautifully landscaped rear garden complete with a superb garden room, creating a home perfectly suited to both modern family life and entertaining.

Upon entering, you are welcomed by a bright and inviting entrance hall that immediately sets the tone for the rest of the home. The beautifully proportioned living room provides a warm and relaxing environment, enhanced by a striking bespoke media wall incorporating a contemporary feature fireplace. Flooded with natural light, the room enjoys seamless access to the rear garden via elegant bi-folding doors, allowing indoor and outdoor living to merge effortlessly during the warmer months.

The contemporary kitchen has been thoughtfully designed to maximise both style and practicality, featuring a comprehensive range of sleek high-gloss cabinetry complemented by quality work surfaces and integrated appliances including an oven, hob, dishwasher and fridge/freezer. A conveniently positioned cloakroom completes the ground floor accommodation.

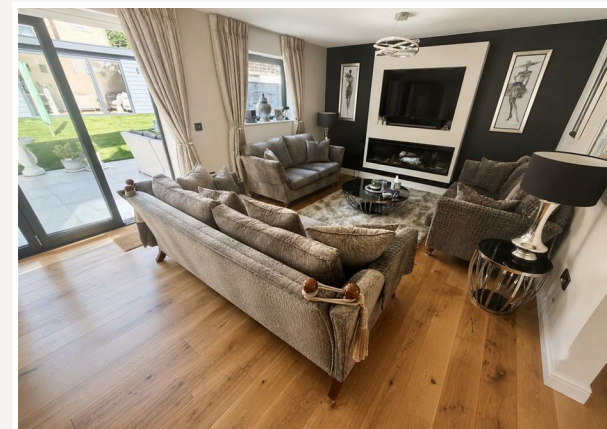
Ascending to the first floor, the property continues to impress with three generously proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are equally well presented and are served by a contemporary family shower room, while an airing cupboard provides useful additional storage.

GARDEN

To the rear, the beautifully landscaped garden has been carefully designed to create an attractive and low-maintenance outdoor living space. A generous porcelain tiled terrace provides the ideal setting for al fresco dining and entertaining, whilst the neatly maintained lawn offers space for children to play or simply relax in the sunshine. A standout feature is the impressive garden room, complete with underfloor heating, creating an incredibly versatile space that could serve as a home office, gym, studio or entertaining room throughout the year.

DRIVEWAY

The property features off road parking for two/three vehicles.







LOCATION

Occupying a highly convenient position just off Slade Road, the property enjoys easy access to everything that makes Portishead one of North Somerset's most desirable coastal towns. The vibrant High Street offers an excellent selection of independent cafés, restaurants, bars and boutique shops alongside everyday conveniences, while the nearby Waitrose and other supermarkets cater for day-to-day needs.

The picturesque Marina and Lake Grounds are both within comfortable walking distance, providing scenic waterfront walks, open green spaces, the popular open-air swimming pool and a variety of leisure facilities. Families will appreciate the excellent choice of nearby schools, whilst commuters benefit from straightforward access to the A369, M5 motorway and Bristol. Looking ahead, the eagerly anticipated reopening of the Portishead railway line will further enhance the town's connectivity, making this an outstanding location for both families and professionals alike.

MATERIAL INFORMATION

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: E

EPC Rating: B

Services: Mains electricity, gas, water and drainage are connected. Gas-fired central heating.

Construction: Traditional brick-built detached home beneath a pitched tiled roof.

Parking: Private driveway providing off-road parking for up to three vehicles.

Outside: Landscaped rear garden with porcelain patio, lawn and a fully insulated garden room benefiting from underfloor heating, making it ideal as a home office, gym or studio.

Broadband: Ultrafast broadband is available at the property (subject to provider availability).

Mobile Coverage: Mobile phone coverage is available from the major UK networks, although purchasers are advised to make their own enquiries regarding specific providers.

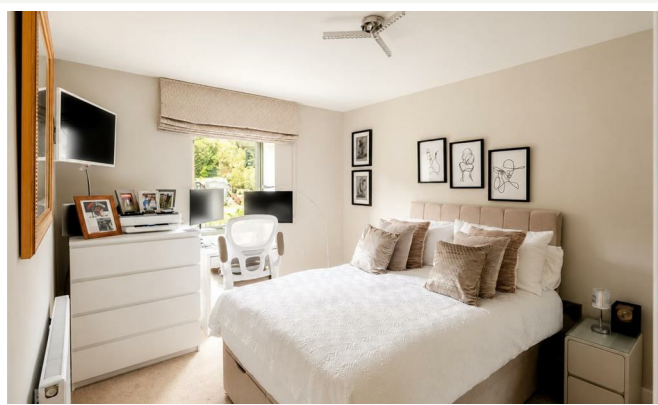
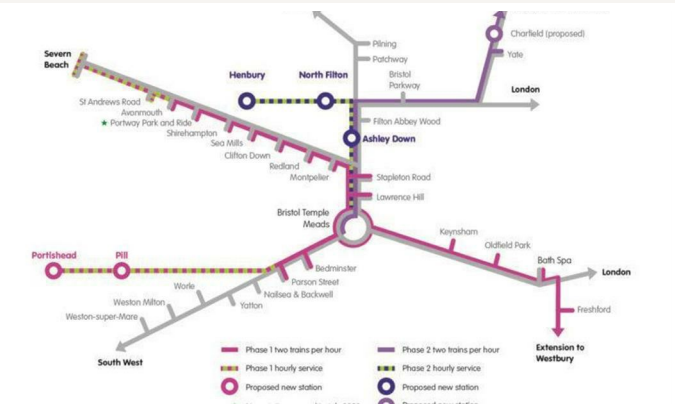
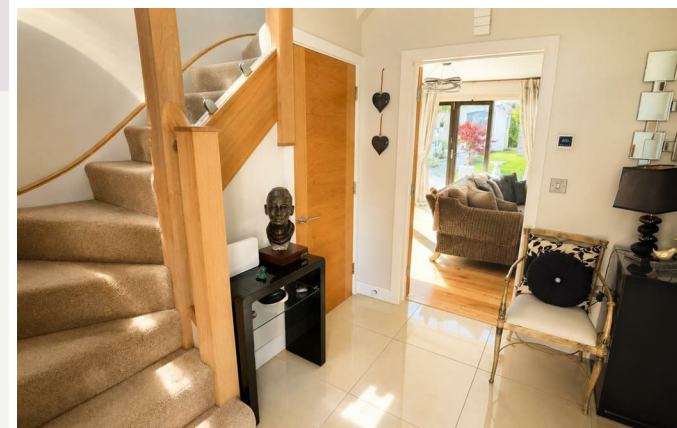
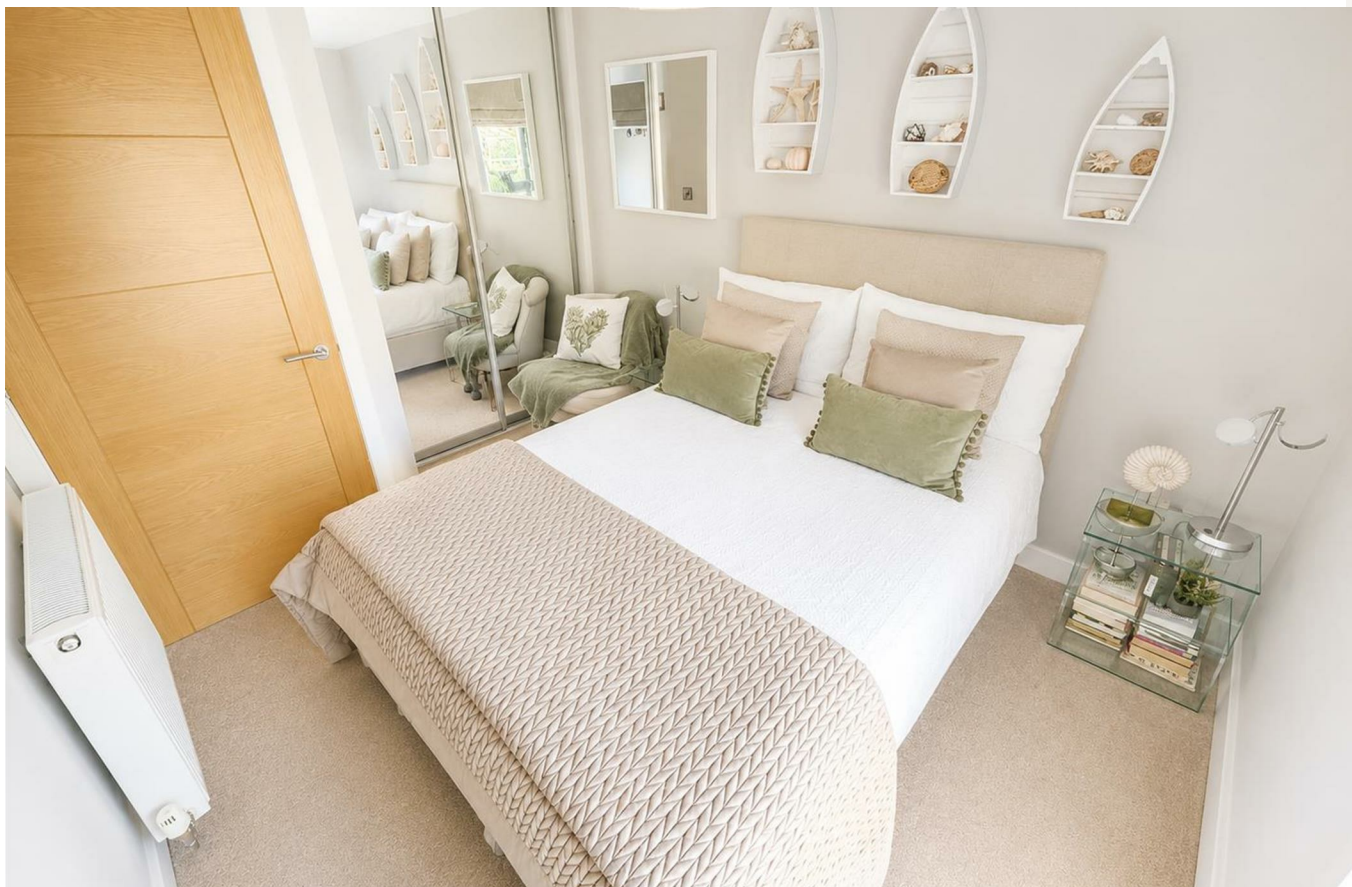
Flood Risk: We understand the property is in an area of very low flood risk. Purchasers should verify this via the GOV.UK Flood Risk Checker.

Planning & Restrictions: We are not aware of any planning restrictions affecting the property. Standard planning permissions and building regulations should be confirmed by purchasers through their legal representative.

Rights & Easements: The property is sold subject to any rights, easements, covenants and restrictions contained within the Title Register.

Utilities & Connectivity: We recommend purchasers make their own enquiries regarding broadband speeds, mobile coverage and utility providers prior to exchange of contracts.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1277.00 SQ.FT

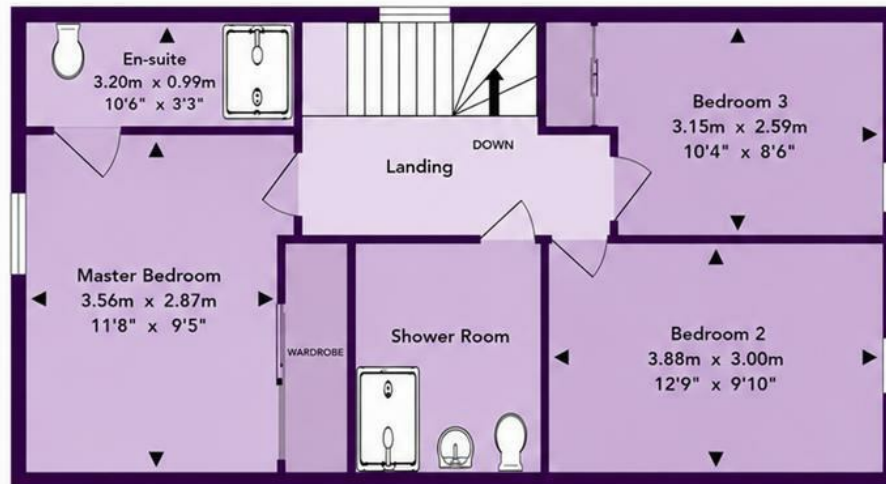
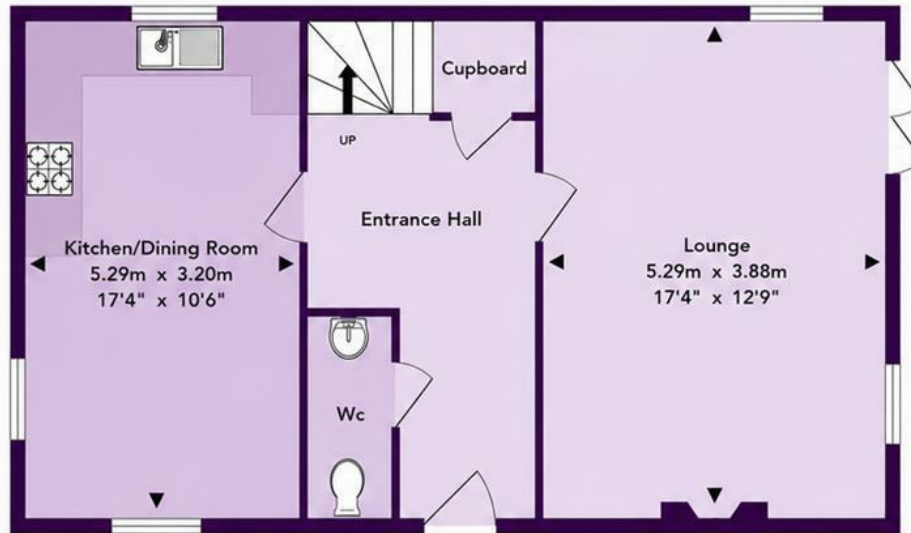
COUNCIL TAX BAND : E

RECEPTION ROOM : 1

BEDROOMS : 3

BATHROOMS : 2

FREEHOLD



TOTAL FLOOR AREA
118.7 sq.m. (1,277 sq.ft.) approx.

Ground Floor: 66.0 sq.m. (710 sq.ft.) approx.

First Floor: 52.7 sq.m. (567 sq.ft.) approx.

Garden Room: 13.7 sq.m. (147 sq.ft.) approx.





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