



116 NORE ROAD,  
PORTISHEAD, BS20 8EX

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**GOODMAN  
& LILLEY**



## SET WITHIN ONE OF THE AREA'S MOST DESIRABLE AND PRESTIGIOUS LOCATIONS, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED COASTAL FAMILY HOME ON NORE ROAD ENJOYS TRULY BREATHTAKING, FAR-REACHING VIEWS ACROSS THE ESTUARY.

Occupying an elevated position, the property has been thoughtfully designed to fully embrace its stunning surroundings, with carefully positioned windows and living spaces that maximise natural light and showcase the exceptional outlook. Throughout, the home offers a seamless blend of contemporary style, high-quality finishes, and practical family living, while maintaining a calm and private atmosphere. The result is a residence that feels both luxurious and welcoming, perfectly suited to those seeking a peaceful retreat without compromising on modern comforts or convenience.

The property is entered via a spacious and welcoming hallway that immediately sets the tone for the quality and style found throughout the home. From here, you are drawn through to an impressive open-plan living and dining area, designed to suit both relaxed family living and more formal entertaining. This expansive space is flooded with natural light, with large windows perfectly positioned to frame uninterrupted estuary views and create a seamless connection with the surrounding landscape. The sense of space and outlook is further enhanced by the flowing layout, making this an ideal central hub of the home.

The modern kitchen is both stylish and highly functional, featuring sleek cabinetry, quality integrated appliances, and generous worktop space. Thoughtfully designed, it offers ample storage and preparation areas, making it equally well suited to everyday use or hosting family and friends. Completing this level are two well-proportioned double bedrooms, both offering comfortable accommodation, along with a contemporary family bathroom finished to a high standard.

The lower level of the property continues to impress, offering two further generously sized bedrooms. The principal bedroom suite is particularly notable, benefitting from its own en-suite bathroom and providing a private and peaceful retreat within the home. Both bedrooms on this level enjoy direct access to the outdoor terrace via sliding doors, enhancing the sense of indoor/outdoor living and allowing the accommodation to spill effortlessly outside.

One of the home's most distinctive features is a cleverly concealed "secret room," accessed through a bookcase door. Currently used as a games room, this substantial and versatile space presents a wealth of possibilities, whether as a games room, cinema room, studio, or additional living space, allowing future owners to tailor it to their own lifestyle needs.

To the rear, the beautifully landscaped garden can be accessed from both the upper and lower floors, providing excellent flexibility for outdoor living. The garden is thoughtfully tiered, offering a high degree of privacy along with several seating and entertaining areas, ideal for barbecues, social gatherings, or simply relaxing and

enjoying the setting throughout the day.

Towards the bottom of the garden is a separate room currently utilised as a home gym, which could easily be repurposed as a home office, studio, or hobby space. Completing this impressive property is off-street parking to the rear and a double garage, providing ample storage and convenience.

### Location

Nore Road is a highly sought-after residential area in Portishead, offering a balance of coastal charm and convenient access to local amenities. The road is located just a short distance from the High Street, allowing residents to easily reach a variety of shops, cafes, and services within a short drive. One of the standout features of Nore Road is its proximity to the coast. Residents enjoy renowned coastal views, with scenic walks along the seafront and picturesque vistas across the Bristol Channel, providing a tranquil and visually appealing environment. For families, the area is well-served by a selection of reputable schools, ranging from primary to secondary, ensuring excellent educational options within close reach.

### Useful Information

Tenure: Freehold

Council Tax Band: E

Local Authority North Somerset Council

Viewings by Strict Appointment

- 
- Detached Coastal Family Home
  - Three Bathrooms
  - Approximately 1590.2 SQ. FT
  - Beautiful Estuary & Welsh Hill Views
  - Versatile Accommodation
  - Four Double Bedrooms
  - Open-Plan Kitchen/Lounge/Diner & Balcony
  - Double Garage & Driveway
  - Landscaped Rear Garden
  - Viewing Highly Advised

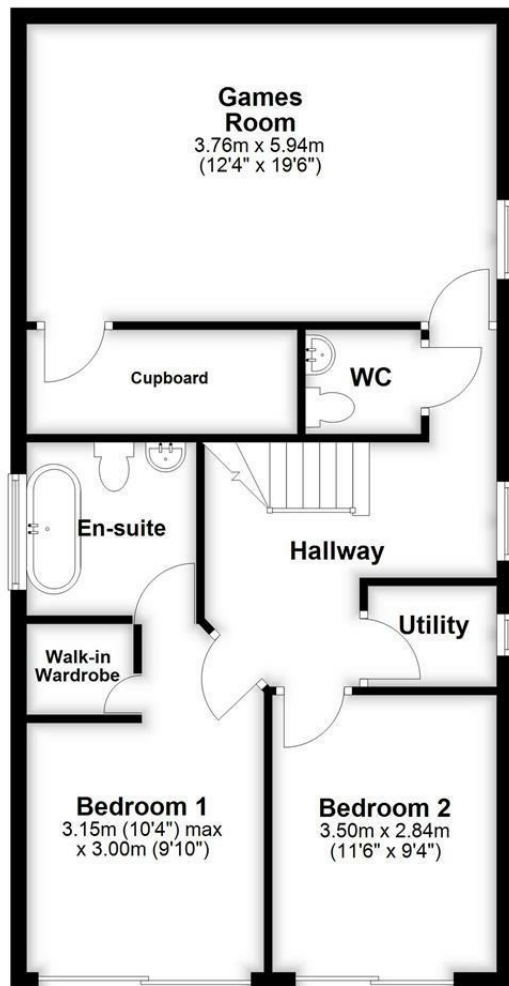


GUIDE PRICE £699,950



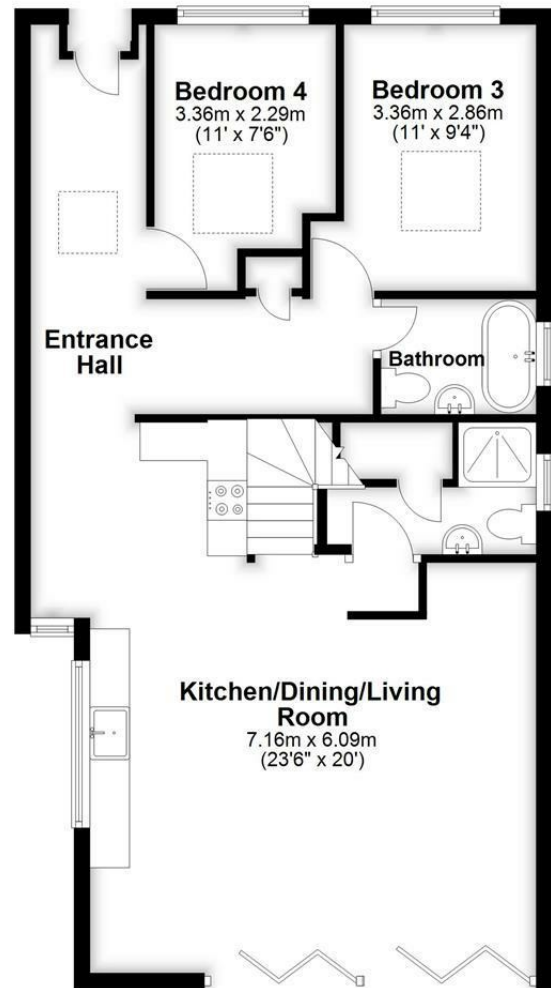
## Ground Floor

Approx. 71.1 sq. metres (764.8 sq. feet)



## First Floor

Approx. 76.7 sq. metres (825.3 sq. feet)



Total area: approx. 147.7 sq. metres (1590.2 sq. feet)

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