

Woodlands 99 Nore Road, Portishead, BS20 8DW

Goodman & Lilley













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Guide Price £925,000

A rare opportunity to acquire an individual colonial-style detached residence enjoying far-reaching sea views, set within approximately 0.85 acres of private, mature grounds. Offered with no onward chain.

Occupying a discreet and secluded position at the end of a private driveway, The Woodlands is a distinctive home of considerable character and charm. Positioned well back from the sought-after Nore Road, the approach is impressive, with a sweeping circular driveway creating a striking first impression and providing extensive parking for numerous vehicles, in addition to a double garage and a substantial hardstanding suitable for a motorhome or caravan.

Constructed in the early 1920s, the property has been carefully cared for over many years and offers a wonderful blend of period features and practical family living. The grounds are a true highlight, extending to approximately 0.85 acres and enjoying a favourable southerly aspect. The gardens have been thoughtfully arranged across tiers, with expansive lawns, a sheltered terrace ideal for outdoor entertaining, and a beautiful section of established bluebell woodland, creating a peaceful and private setting rich in wildlife. Both the house and gardens benefit from attractive coastal outlooks, with no overlooking neighbours.

Internally, the property offers well-proportioned accommodation with high ceilings and large windows enhancing the sense of space and natural light. Original Arts and Crafts influences remain evident throughout, contributing to the home's







The principal reception room is particularly impressive, enjoying an abundance of natural light and featuring exposed beams and a central fireplace, creating a warm and welcoming living space. A separate dining room provides an ideal setting for entertaining, with dual aspects and a feature fireplace adding further appeal. There is also a study overlooking the front approach, well suited for home working.

The kitchen is generously sized and well-equipped, with integrated appliances and space for informal dining. Double doors lead directly onto the rear terrace, seamlessly connecting indoor and outdoor living. Notably, the main reception rooms and study all benefit from attractive sea views.

The ground floor also offers excellent flexibility, including a principal bedroom suite with ensuite facilities, an additional double bedroom or study, and a family bathroom – ideal for multi-generational living or guest accommodation.

On the first floor, there are four further double bedrooms, all enjoying pleasant views over the gardens and woodland, along with a third bathroom to serve this level.

Additional features include a large double garage with power and an inspection pit, along with useful cellar space.

Location

The Woodlands is ideally situated within Portishead, a popular coastal town offering a wide range of amenities including independent shops, cafés, restaurants, and supermarkets. The nearby marina provides a vibrant waterfront setting with leisure and dining options, while outdoor enthusiasts can enjoy coastal walks, open countryside, and sailing facilities. The area is well served by highly regarded schools, including St Peter's Primary School and Gordano School, both of which enjoy excellent reputations. There are also a number of independent schools within easy reach. Transport connections are convenient, with access to the M5 motorway providing routes to Bristol and the wider region. Bristol city centre is approximately 10 miles away, and Bristol Airport is within easy reach for national and international travel.

- Distinctive detached period residence
- Retains a wealth of original features and charm
- Substantial double garage
- No Onward Chain
- Two to three generously sized reception rooms
- Five to six well-proportioned bedrooms
- Striking circular driveway with ample off-road parking
- Dedicated ground floor study/home office
- Three bath/shower rooms
- Extensive, private mature grounds including woodland















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Approximate Floor Area = 235.9 sq m / 2539 sq ft
Cellar = 6.7 sq m / 72 sq ft
Garage = 26.3 sq m / 283 sq ft
Total = 268.9 sq m / 2894 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91554

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