



6 LIPGATE PLACE,  
PORTISHEAD, BS20 6QN

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GOODMAN  
& LILLEY







# 6 LIPGATE PLACE

## PORTISHEAD BS20 6QN

# GUIDE PRICE

## £550,000

A period, stone-fronted four bedroom detached family home situated in a highly convenient position close to Portishead and the highly regarded Gordano secondary school.

The property is arranged over two floors and is constructed of local stone façades under a clay tiled roof with internal accommodation approaching 1500 SQ FT. In need of modernisation, this home presents the potential to create a family home of your dreams to enjoy for many years to come. In brief, the property comprises; Porch, Living Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Utility Room and a Cloakroom. The first floor features four double bedrooms and a family bathroom which completes the accommodation to this fine period abode.

The private gardens are the crowning feature to this wonderful property which lie to the rear of the home and enjoys a sunny orientation. The gardens are predominantly laid to lawn with various patio areas with established borders with an array of deep planted flowering shrubs and flora. To the rear of the garden is a productive market garden with raised planters for those keen gardeners. The property has an integral garage and a stone chipped driveway providing off-road parking.

The property is conveniently located on the fringes of Portishead within easy reach of Gordano Secondary School, Portishead High Street, local amenities, and various countryside and woodlands walks.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Gas Water & Mains drainage connected.

With very few detached, period homes in Portishead coming to the market, we are expecting a good level of interest. To book a viewing, please call our Portishead branch on 01275 430 440. Alternatively, contact us by emailing sales@goodmanlilley.co.uk.

### Accommodation Comprising:

#### Entrance Porch

Secure composite front door opening to the entrance porch, uPVC double glazed windows to the side aspect, radiator, part glazed door opening to:-

#### Living Room

A good-sized room with uPVC double glazed window to the front aspect, stone built fireplace with wood burning stove with wooden mantel shelf and tiled hearth, two radiators, stairs rising to the first floor landing, part-glazed doors to:

#### Dining Room

uPVC double glazed window to the front aspect, fireplace with wood burning stove set on a brick hearth, stable door to:-

#### Conservatory

Constructed of uPVC double glazed windows and patio doors under a polycarbonate roof.

#### Kitchen/Breakfast Room

Fitted with a matching range of modern, sage green fronted base and eye level units with drawers and worktop space, sunken Belfast-style sink and mixer tap, splash backs, extractor fan, double electric fan assisted oven, fitted four ring electric hob with extractor fan above, space for fridge/freezer. Part-glazed stable door leading to the garden, door leading to:

#### Utility Room

Fitted with a matching range of base and eye level units with drawers and worktop space over. Fitted stainless steel sink unit with single drainer with mixer tap, space for fridge/freezer, washing machine. Wall-mounted gas-fired combination water serving domestic hot water. Door to:

#### Cloakroom

Fitted with a low-level WC, wash basin with mixer tap, radiator, uPVC double glazed window to the rear aspect,

#### First Floor Landing

uPVC double glazed window to the rear aspect, doors to all bedrooms and family bathroom.

#### Master Bedroom

Double glazed Velux window, two UPVC double glazed windows to the rear aspect, access in to eaves storage space.

#### Bedroom Two

uPVC double glazed window to the front aspect, feature cast-iron fireplace with tiled hearth, fitted wardrobe.

#### Bedroom Three

uPVC double glazed window to the front aspect, loft hatch, fitted storage cupboard.

#### Bedroom Four

Double glazed Velux window, uPVC double glazed window to the side aspect.

#### Family Bathroom

Fitted with a matching three piece suite comprising; low level wc, deep paneled bath, pedestal hand wash basin, double shower enclosure, fitted power shower and a sliding glass shower screen, extractor fan. uPVC double glazed window to rear aspect.

#### Outside

The private gardens are the crowning feature to this wonderful property which lie to the rear of the home and enjoys a sunny orientation. The gardens are predominantly laid to lawn with various patio areas with established borders with an array of deep planted flowering shrubs and flora. To the rear of the garden is a productive market garden with raised planters for those keen gardeners.

#### Garage & Driveway

The garage is approached over a generous stone chipped driveway providing off-road parking for several vehicles. The garage is accessed via an up and over doors to the front and rear of the garage, providing access through from the front to the rear garden; single glazed window to rear access. Secure door leading to side entrance.



- Period Character Cottage
- Highly Convenient Location
- Garage & Driveway
- Extended Accommodation
- Generous Rear Garden
- In Need Of Modernisation
- Two Reception Rooms
- Four Double Bedrooms
- Period Features





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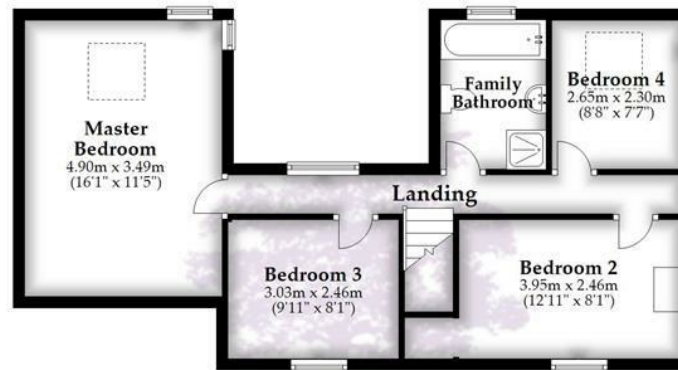
### Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



### First Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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