



DAMSON COTTAGE 23 MILL LANE

PORTBURY
BS20 7TX



DAMSON COTTAGE 23 MILL LANE

PORTBURY BS20 7TX

- Period Semi-Detached Cottage
- Four Bedrooms
- Approximately 1429 SQ.FT
- Off Road Parking
- Extended Accommodation
- Period Features & Charm
- Large Rear Garden
- Popular Village Location

Dating back to the 17th century, Damson Cottage is a beautifully presented four-bedroom period home, rich in character and thoughtfully updated for modern family life. Occupying a desirable position in the heart of Portbury, the property combines generous accommodation, off-street parking and an attractive rear garden with excellent access to Bristol and the surrounding countryside.

Behind its handsome stone façade, the cottage reveals a wealth of period detail, including exposed stone walls, original oak beams, thumb-latch doors and a wonderful stone fireplace. These historic features sit effortlessly alongside a superb bespoke kitchen, underfloor heating, contemporary bathrooms and a built-in speaker system.

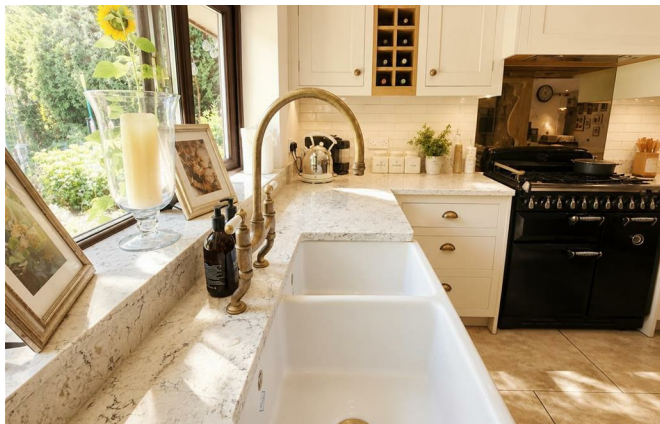
Approached through wrought-iron gates, Damson Cottage benefits from private parking for two vehicles. A traditional stable door, sheltered beneath a storm porch, opens into a welcoming entrance hall, where there is a convenient cloakroom and a practical utility room. The heart of the home is undoubtedly the impressive kitchen, dining and family room. Designed and fitted by bespoke kitchen specialists Shaker & May, this beautifully appointed space features elegant Shaker-style cabinetry, quartz work surfaces and splashbacks, a Belfast sink and a comprehensive range of integrated appliances.

Mandarin Stone tiled flooring, exposed stonework and original oak beams create a wonderfully authentic country-house feel, while underfloor heating provides comfort throughout the seasons. The room has been carefully designed to offer distinct areas for cooking, dining and relaxing, making it equally suited to busy family life and entertaining. At the far end of the kitchen, the dining area sits beneath a characterful vintage railway clock and features a handcrafted fitted bench that complements the kitchen's bespoke cabinetry. Alongside is a relaxed family area, enhanced by further exposed beams and attractive brick detailing. French doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces.

An oak door leads into the generously proportioned sitting room, which provides a warm and inviting retreat. Wooden flooring, a distinctive circular window and an impressive stone fireplace with an inset log-burning stove combine to create a room of considerable charm—perfect for relaxing on colder evenings.

A wooden staircase with a rope handrail rises to the first-floor landing. The peaceful principal bedroom enjoys an attractive outlook over the rear garden and features exposed beams, fitted storage and a well-appointed en suite bathroom. Three further individually styled bedrooms provide flexible accommodation for family, guests or those working from home. One of the guest bedrooms is especially characterful, with its own feature fireplace. The family bathroom is finished to a high standard, with Mandarin Stone flooring and underfloor heating. It includes a bath with shower over, washbasin and WC. Throughout the first floor, exposed timbers, traditional thumb-latch doors and carefully considered finishes continue the cottage's appealing balance of historic character and modern comfort. Double-glazed windows and a built-in speaker system further enhance the practicality of the home.







OUTSIDE

The generous rear garden is a particularly attractive feature of Damson Cottage and has been thoughtfully arranged to offer spaces for entertaining, relaxing and family play. Immediately adjoining the house is a gravelled terrace enclosed by a low stone wall, providing an inviting setting for outdoor dining. Beyond lies a generous lawn, shaded by a beautiful silver birch tree and bordered by established shrubs and planting. A Wendy house sits within the garden, while a further paved terrace incorporates a children's climbing frame and swing. A stone-built potting shed and adjoining store provide useful garden storage. Mature trees and shrubs create an attractive backdrop, with pretty views towards the surrounding hills.

LOCATION

Portbury is a highly regarded North Somerset village, positioned approximately seven miles west of Bristol city centre. Surrounded by attractive countryside, the village offers an appealing balance of rural living and accessibility, making it particularly well suited to families and commuters. The village has a welcoming community and is home to The Priory, a popular pub and restaurant, together with a well-regarded primary school, an attractive parish church and active rugby and football clubs.

The historic village hall, dating back to 1892, remains at the heart of local community life. The surrounding countryside provides an excellent network of footpaths through open fields and woodland, while nearby Portishead and Clevedon offer a comprehensive range of shops, supermarkets, cafés, restaurants and leisure facilities. Portbury is exceptionally well placed for access to the M5 and M4 motorway networks, Bristol Airport and mainline railway stations at Nailsea & Backwell, Yatton and Bristol. The area's connectivity is set to be further enhanced by the restoration of passenger rail services between Portishead and Bristol Temple Meads. Construction of the new line and stations at Portishead and nearby Pill is now underway, with services currently due to begin in 2028. The proposed hourly service will call at Pill, Parson Street and Bedminster before continuing to Bristol Temple Meads, with an anticipated journey time of approximately 20 minutes from Pill.

MATERIAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: North Somerset County Council





DAMSON COTTAGE 23 MILL LANE

PORTBURY
BS20 7TX

GOODMAN & LILLEY

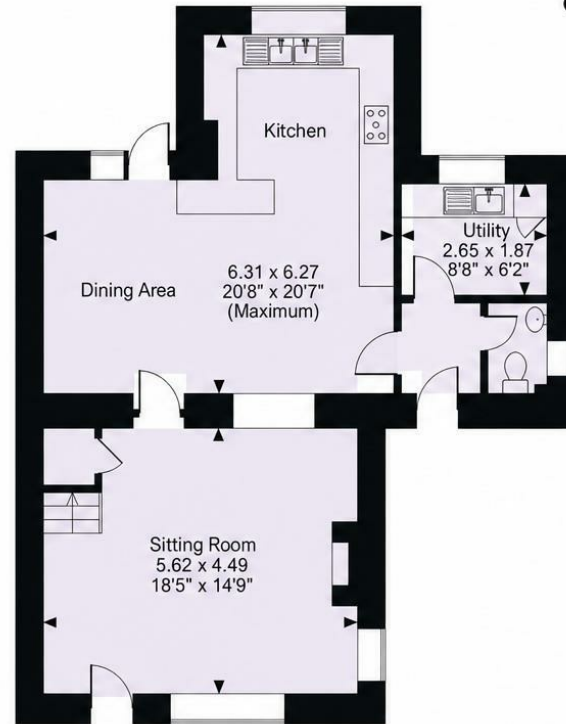
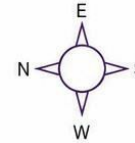
BRISTOL & NORTH SOMERSET

Mill Lane, Bristol

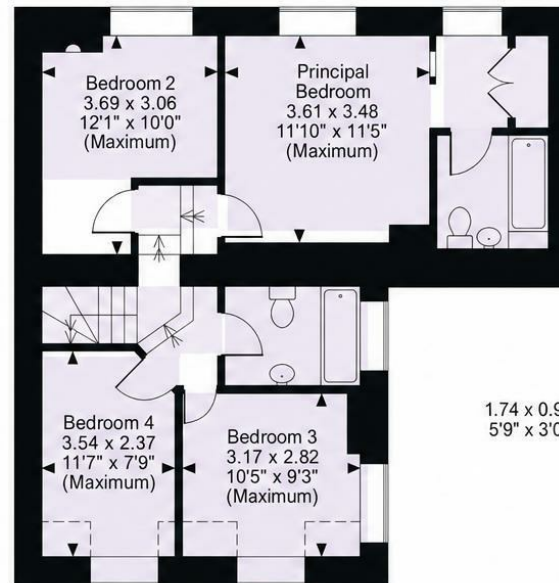
Approximate Gross Internal Area

Main House = 1429 Sq Ft/133 Sq M

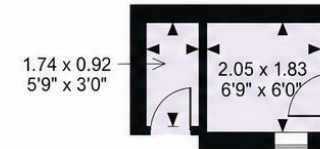
Outbuilding = 61 Sq Ft/6 Sq M



Ground Floor



First Floor



Outbuilding

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY — NOT TO SCALE

All dimensions, areas and details are approximate and should be verified by inspection.

Layouts, doors, windows, fixtures and fittings may differ from those shown.

Prepared for Goodman & Lilley.

Denotes restricted head height



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

TOTAL SQUARE FOOTAGE
1429.00 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS : 4

BATHROOMS : 2

FREEHOLD



GOODMAN & LILLEY

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
cleveland@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla

WWW.GOODMANLILLEY.CO.UK