

8 Highlands Road,
Portishead, BS20 6LS

Goodman & Lilley

This wonderful renovated cottage offers a quiet setting which is complemented by its far reaching views over the Bristol Channel towards the Welsh hills, great for those looking to relax in the garden or simply entertain family and friends whilst enjoying the wonderful vista. This fine property has undergone a programme of careful and tasteful improvements and now offers the perfect blend of modern contemporary fixtures and the original period features.

In brief, the beautifully presented accommodation comprises; three bedrooms (master with en-suite & study/nursery and family bathroom to the ground floor. A modern open-plan kitchen/diner and living room with Juliet balcony occupying the entirety of the first floor and affords glorious views towards the estuary. Externally, the property benefits from a delightful enclosed rear garden with decked seating area perfect for entertaining family and friends during those warm summer months.

Having recently sold a number of period homes, Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one our property professionals to arrange an internal inspection.

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: All mains services connected.

Accommodation Comprising:

Entrance Hall
Secure part glazed entrance door, utility cupboard with plumbing for washing machine, oak flooring, oak stair case with glazed balustrade rising to first floor landing, doors to all bedrooms and family bathroom.

Master Bedroom
uPVC double glazed window to front, double radiator.

En-Suite Shower Room

Study/Nursery

Bedroom Two
uPVC double glazed window to side, double radiator.

Bedroom Three/Family Room
uPVC double glazed window to side, double radiator, secure uPVC double glazed French doors to garden.

Family Bathroom
Fitted with three piece modern white suite comprising; deep panelled 'p' shaped bath with independent shower over, glass screen and metro tiled splashbacks, pedestal wash hand basin and low-level WC, tiling to all walls, shaver point and light, uPVC obscure double glazed window to rear, heated towel rail, ceramic tiled flooring.

Kitchen/Dining Room
Fitted with a matching range of modern fronted base and eye level units with drawers and a mix of oak and quarts work surfaces over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, concealed gas combination boiler serving heating system and domestic hot water, integrated fridge, freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in five ring hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to front, oak flooring, feature exposed stone wall, telephone point, TV point, vaulted ceiling with feature beams, engineered oak flooring, vertical radiator, open plan to:

Living Room
Full height uPVC double glazed window and door combination to rear affording views over the Bristol Channel towards the Welsh coastline in the distance, double radiator, engineered oak flooring, vaulted ceiling.

Outside
The enclosed rear garden is laid predominantly to a level lawn and stone chippings. A generous decked seating area accessed from bedroom three/family room and provides the the ideal space to dine al fresco in the warmer summer months. Secure gated access leads to the driveway and to the front of the property, outside cold water tap.

Driveway
Low maintenance front garden laid mainly to tarmacadam driveway and stone chippings provides off street parking for several vehicles leading to the front of the property.

- Semi-Detached Cottage
- Stunning Open-Plan Kitchen/Dining/Living Room
- Study/Nursery
- Quiet Cul-De-Sac Position
- Three Double Bedrooms
- Majestic Views Of Estuary
- Driveway With Parking For 4 Cars
- Impeccably Presented Throughout



GUIDE PRICE £450,000







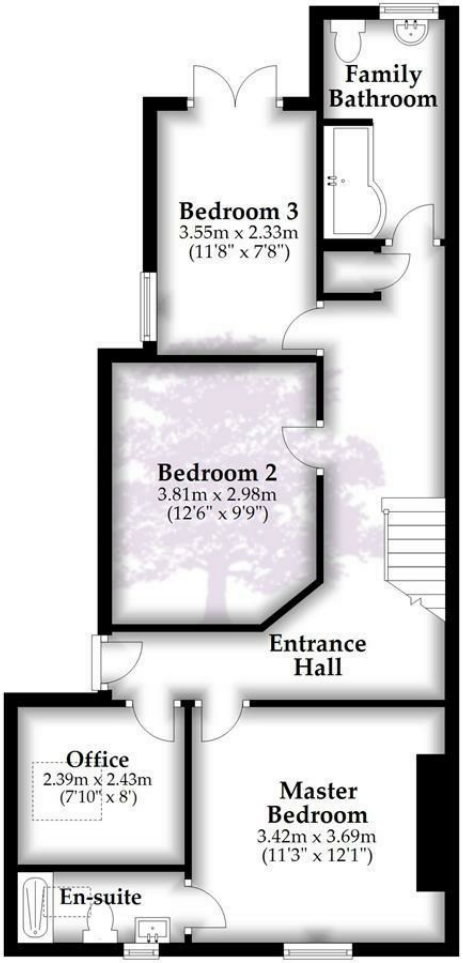




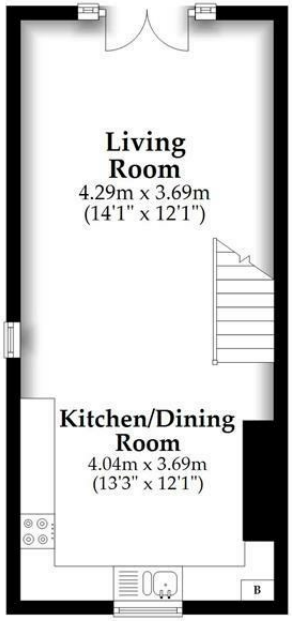



STEPH CURRY

Ground Floor
Approx. 63.5 sq. metres (683.5 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 94.6 sq. metres (1018.2 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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