



9 Caswell Lane, Portbury, BS20 7UF  
Guide Price £525,000

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Spacious 5-bedroom detached family home with far-reaching valley views to the front and a large rear garden backing onto open farmland. Enjoy peaceful countryside living with excellent transport links into Bristol and easy access to the M5.

- Detached Family Home
- Over 1600sqft
- Five spacious Bedrooms
- First Floor Lounge With Fantastic Views
- Expansive, Private Rear Garden
- Diverse Accommodation
- Great Transport Links In To Central Bristol And M5
- Village Location
- Detached Garage
- Driveway Parking

Location

Located on Caswell Lane in the village of Portbury, this home offers convenient access to the M5, making it ideal for commuters traveling to Bristol, Portishead, or the wider region. The property is within easy reach of local amenities and schools, including St Mary’s Church of England Primary School and Gordano School in nearby Portishead. Residents can enjoy open views over the surrounding valley while still benefiting from excellent transport links and the convenience of nearby towns.

A diverse and spacious family home with an extensive rear garden and stunning valley views, set in the charming village of Portbury. You enter the property via an entrance hall with doors leading to the ground floor bedroom, WC, and dining hall. The ground floor bedroom enjoys a wonderful outlook over the rear garden and ample space for storage. The dining hall features double doors opening onto the rear garden and provides access to the split-level staircase connecting the lower ground and upper ground floors — a true central circulation space. The kitchen/breakfast

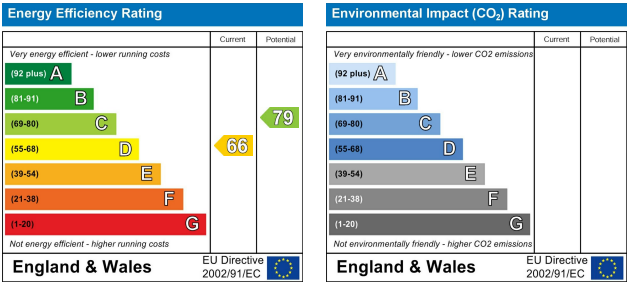
room is located just off the dining hall and benefits from views and access to the rear garden. It is fitted with a freestanding range-style oven, space for additional freestanding appliances, and a practical breakfast bar.

A half flight of stairs leads down to two fantastic double bedrooms, both flooded with natural light from the front-facing windows. Bedroom Four also benefits from a large built-in storage cupboard. This level also features a family bathroom fitted with a four-piece suite, including a corner bath, separate shower, low-level WC, and pedestal sink, along with a side-facing window. The upper ground floor is home to a spectacular lounge, beautifully finished with a wood-burning fire and sliding doors that open onto a balcony offering superb views across the valley. Also on this floor is Bedroom Five, currently utilised as a study, which enjoys a similarly impressive outlook.

Another half flight of stairs leads to the top-floor master suite. A truly impressive space, this room offers a much larger-than-average double bedroom with an abundance of built-in storage and ample room for additional furniture. The suite also includes a stylish en suite shower room, fitted with a walk-in shower, low-level WC, and pedestal sink. A set of glazed doors open onto a Juliette balcony, providing a truly fantastic view over the rear garden and flooding the room with natural light.

Outside

The property features a detached single garage and parking for two vehicles. From the parking area, a few steps lead onto a gently sloping path, which in turn connects to another set of steps up to the front door. The rear garden is a private and mature space, extending over 100ft in length, with sweeping lawns, an abundance of mature trees, and multiple seating areas — perfect for relaxing and enjoying the surrounding countryside views.

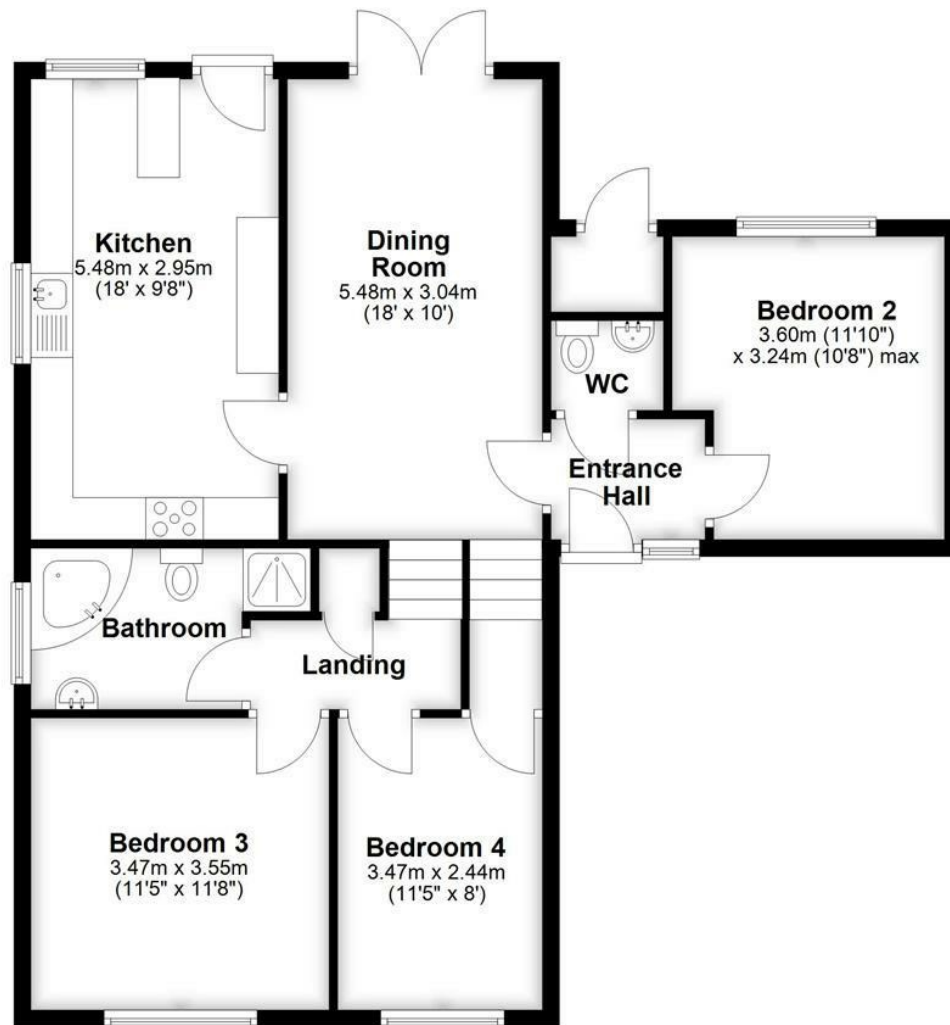


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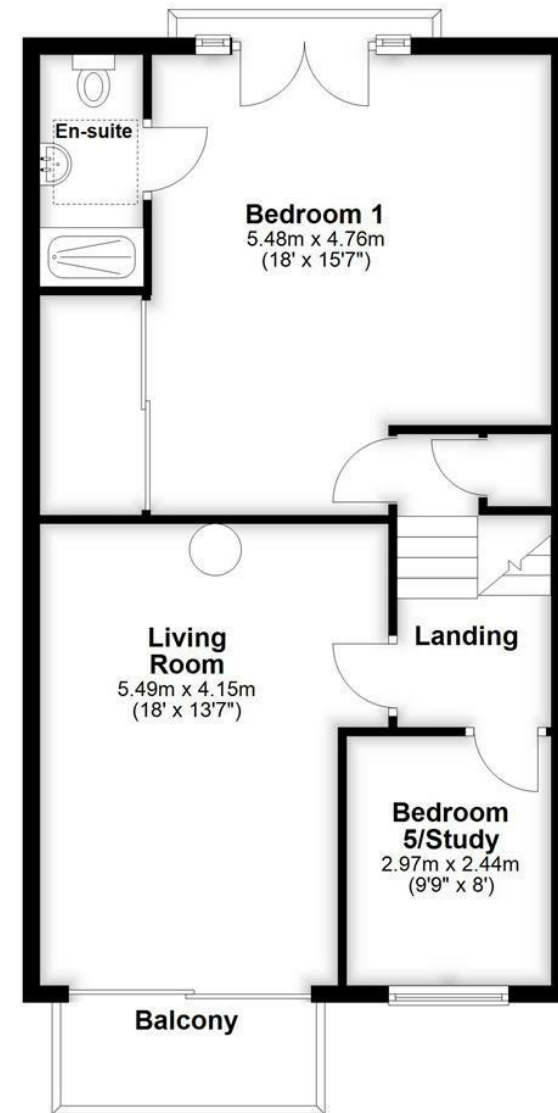
## Ground Floor

Approx. 84.6 sq. metres (910.6 sq. feet)



## First Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



Total area: approx. 152.0 sq. metres (1635.6 sq. feet)



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 and 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.