



9 CASWELL LANE,  
PORTBURY, BS20 7UF

**GOODMAN  
& LILLEY**



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.

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.

### 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.

### Garden & Parking

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

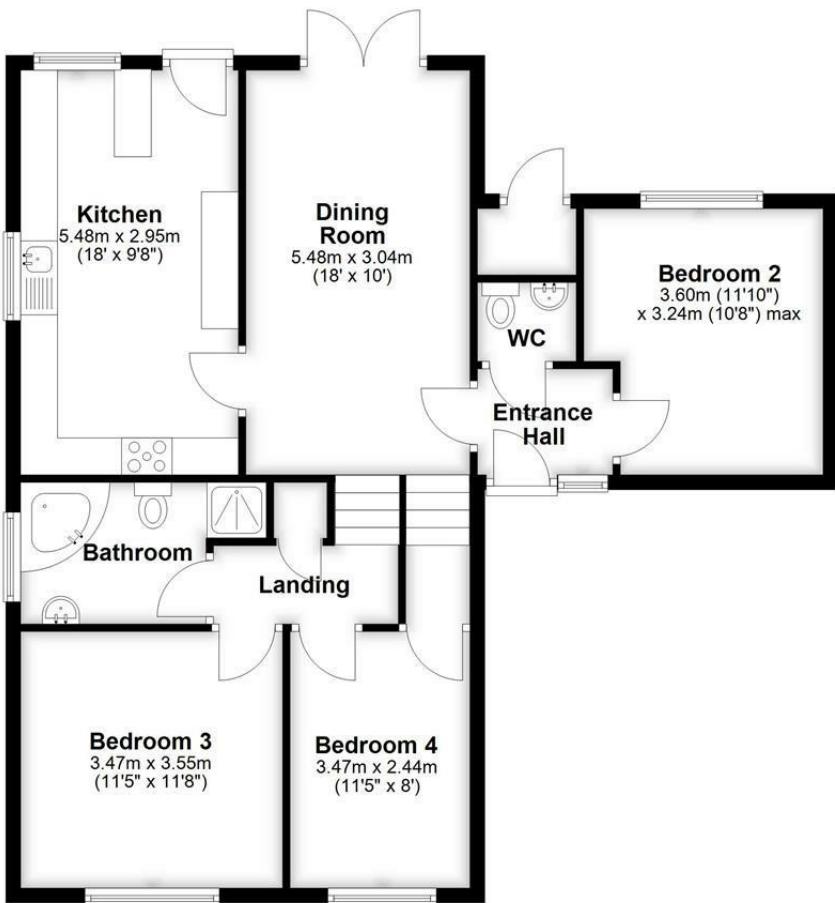


GUIDE PRICE £525,000



## 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)

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