

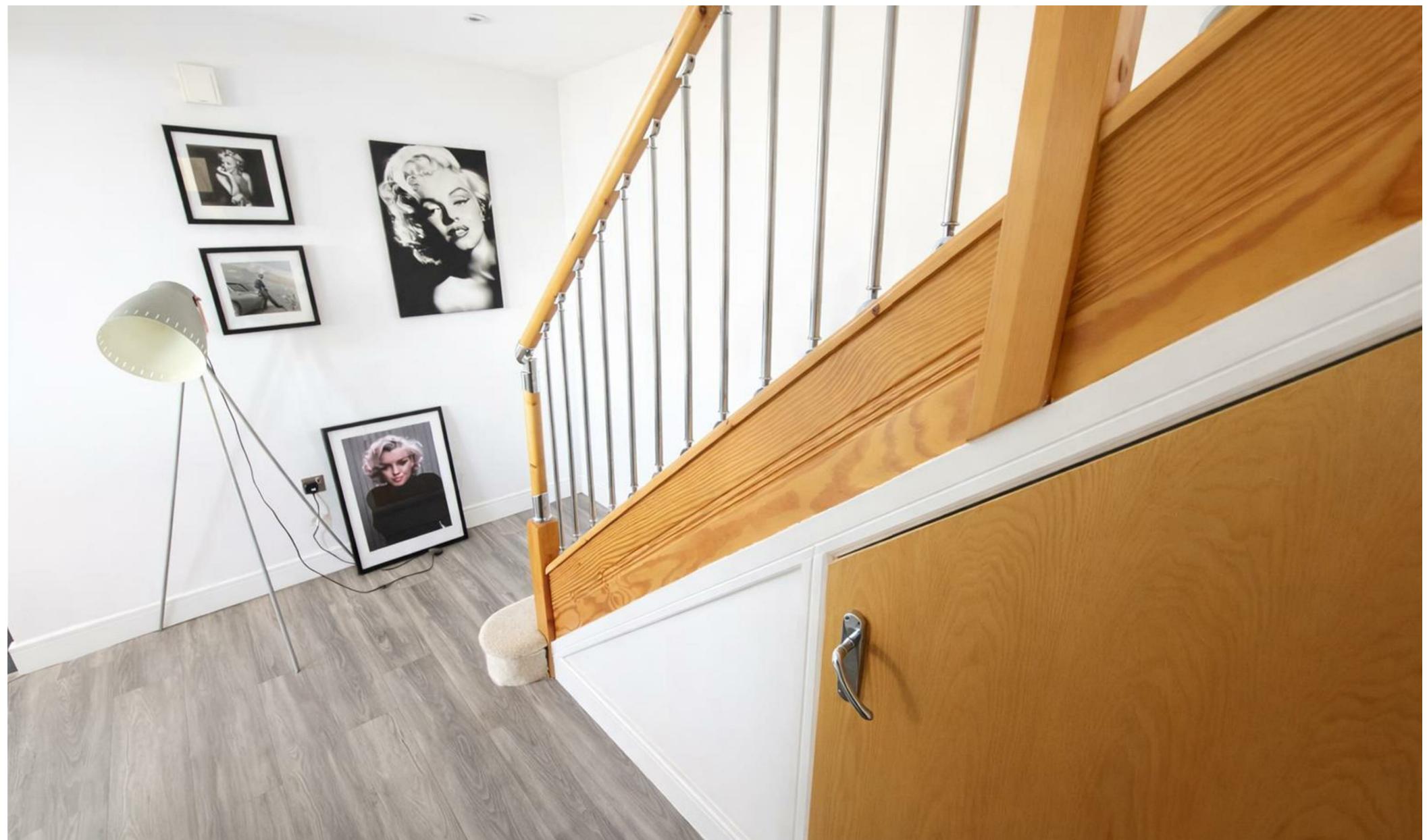


54 CHARLCOMBE RISE,
PORTISHEAD, BS20 8ND

GOODMAN
& LILLEY







54 CHARLCOMBE RISE PORTISHEAD BS20 8ND

OFFERS IN THE
REGION OF £840,000

Occupying an exceptional elevated position in Portishead, this outstanding four-bedroom coastal detached residence commands some of the most captivating panoramic views across the Bristol Channel and towards the Welsh coastline. With its striking coastal outlook and beautifully considered interiors, the property offers a rare opportunity to acquire a home of genuine distinction.

Arranged over three floors, the house has been meticulously maintained and thoughtfully styled, with a calm and elegant aesthetic throughout. Almost every principal room is oriented to embrace the ever-changing seascape beyond, creating a remarkable sense of light, space and connection to the landscape.

The ground floor opens into a welcoming entrance hall. To the rear lies a generous living room, positioned to take full advantage of the coastal views and benefitting from access to a balcony—an ideal vantage point from which to enjoy the setting. A well-proportioned study provides excellent accommodation for home working. This level also includes a cloakroom, useful storage, and internal access to the integral double garage, part of which is currently arranged as a home gym and can easily be reinstated if required.

The lower ground floor forms the true heart of the home: a spectacular open-plan kitchen, dining and family space designed for both everyday living and entertaining. The bespoke kitchen is fitted with quartz work surfaces, a central island with breakfast bar, integrated appliances and a five-ring induction hob with double oven. A separate utility room with matching cabinetry provides further practicality.

The dining area is generously proportioned and perfectly positioned to enjoy the outlook. An additional cloakroom serves this level.

Two sets of double doors open onto an expansive composite decked sun terrace, undoubtedly one of the property's most compelling features. With uninterrupted views across the water, the terrace provides a superb setting for al fresco dining and evening sunsets. A remote-controlled awning and wall-mounted heater extend its usability throughout the seasons. Below, the landscaped garden slopes gently and has been designed for ease of maintenance.

One half of the garage has now been thoughtfully subdivided to create a home gym, offering a versatile space ideal for fitness or additional storage. However, this could very easily be reinstated to form a full garage again, depending on your needs. To the front of the property, a driveway provides off-street parking for two vehicles in addition to the garage. There is also scope to extend or reconfigure the frontage to create further parking, subject to any necessary consents, should additional space be required.

Location

- Detached Coastal Family Home
- Panoramic Estuary & Welsh Hill Views
- Approx. 2095 Sq. Ft
- Four Bedrooms (Master En-Suite)
- Sun Terrace From Living Room
- Prime Residential Address
- Stunning Kitchen/Dining/Family Room
- Double Garage & Driveway
- No Onward Chain



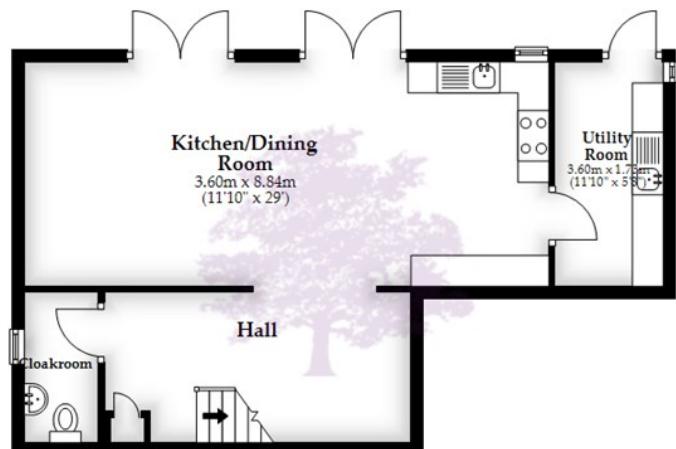




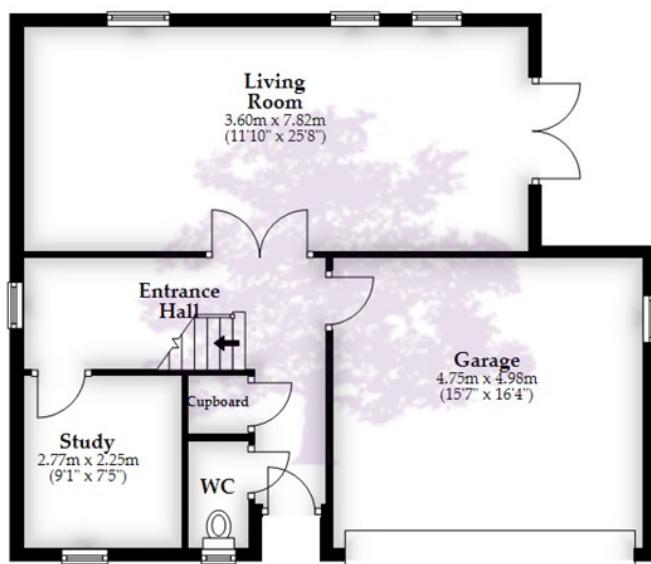
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Lower Level



Ground Floor



Second Floor



Total area: approx. 194.7 sq. metres (2095.8 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 PlanIt Pro.

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