



29 CHARLCOMBE RISE,  
PORTISHEAD, BS20 8NB

GOODMAN  
& LILLEY







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PORTISHEAD BS20 8NB

GUIDE PRICE

£995,000

Perfectly positioned to enjoy the stunning views while maintaining a sense of privacy and tranquility. Boasting over 3,000 sq. ft. of versatile accommodation, this exceptional property offers open-plan living, five double bedrooms, a large level garden, and a separate one-bedroom annex that generates a strong income as a private rental

Nestled in a quiet cul-de-sac within a prestigious and highly sought-after development, this exceptional property boasts stunning views and an impressive design. The home features an open-plan living space with a breathtaking triple-height galleried landing, five double bedrooms, two with en-suites, and a first-floor balcony offering picturesque views.

The large, level rear garden is perfect for families and entertaining, while a separate one-bedroom annex provides a fully fitted open-plan living space, a spacious bedroom, and a luxurious shower room—ideal for guests or multi-generational living.

Additional benefits include a tandem garage, ample off-road parking, and the perfect blend of privacy and convenience in this premium location

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: G

Services: Gas, Electric, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Entrance

A bright and spacious entrance hall featuring a stunning triple-height galleried landing, creating an impressive first impression. Stairs rise to the first floor, while doors provide access to the garage, a separate one-bedroom annex, and a luxurious sauna room. A convenient cupboard offers ample storage space, ideal for coats and shoes, adding practicality to this stylish entryway.

Annex

An ultra-modern open-plan living space featuring large windows to the front aspect, offering stunning views. The

space includes a sleek, fully fitted modern kitchen and a private entrance door to the side of the property for added privacy. The large double bedroom boasts ample built-in storage, while the contemporary walk-in shower room adds a touch of luxury. Currently utilized as a private rental, this annex generates a generous annual income, making it a valuable addition to the property

First Floor Landing

A spacious landing featuring stunning floor-to-ceiling glazing that extends from the ground floor, providing breathtaking estuary views. Double doors lead into the kitchen, living room, and dining room, creating the option for an open, sociable living space. Additional doors offer access to a separate study and a convenient WC, enhancing the functionality of this impressive area. Stairs rise to the second floor.

Kitchen/Living/Diner

29'10" x 12'4"  
A modern and open-plan kitchen, living, and dining area designed for sociable living. This triple-aspect space features double doors opening onto the garden, bi-fold doors leading to the front terrace, and two side windows offering picturesque views of the estuary and woodland. The solid wood kitchen is complemented by stone worktops and a large island with seating, perfect for casual dining or entertaining. The dining and living areas are thoughtfully positioned to make the most of the stunning views. A door provides access to the utility room for added convenience.

Utility Room

7'11" x 7'3"  
A practical utility room designed to match the kitchen, featuring a range of units and ample worktop space. There is provision for a washing machine and tumble dryer, with a wall-mounted boiler neatly positioned for easy access. A window to the rear provides natural light, adding to the room's functionality.

Living Room

16'7" x 18'4"  
An exceptionally large living space featuring a stunning corner window that frames breathtaking views. The room is centered around a charming wood-burning fireplace, creating a cozy and inviting atmosphere. Double doors open onto the landing, enhancing the sense of flow and connectivity within the home

Dining Room

9'6" x 18'4"  
A sociable dining room with excellent connectivity, featuring wall-to-wall bi-fold doors that open seamlessly onto the private rear garden, creating an ideal space for indoor-outdoor entertaining. Double doors lead directly to the landing, positioned opposite the living room for a harmonious flow throughout the home

Study

7'8" x 6'6"  
A spacious study with a window to the side aspect, providing natural light and a comfortable workspace ideal for remote working or quiet study.

Second Floor Landing

A spacious wrap-around landing featuring floor-to-ceiling glazing that extends from the ground floor, offering spectacular views towards the estuary. The landing provides access to all bedrooms, the airing cupboard, and the family bathroom, enhancing the flow and functionality of the home.

Master Bedroom

13'4" x 18'4"  
A large and impressive master suite featuring a striking corner window that frames stunning views. The room offers ample space for a cozy sitting area and flows seamlessly into the dressing room, which is fitted with generous wardrobes and additional storage. A window to the side aspect enhances natural light, and a door provides direct access to the en-suite for added convenience.

En-suite

A modern en-suite boasting a luxurious four-piece suite, comprising a bathtub, a separate shower, a low-level WC, and a stylish sink. This thoughtfully designed space combines functionality with contemporary elegance.

Bedroom Two

13'5" x 18'4"  
A spacious double bedroom featuring two windows at the rear, offering delightful views of the garden and the woodland beyond. The room includes a built-in wardrobe for convenient storage and a door leading to the en-suite, adding a touch of luxury and privacy.

En-suite

A modern en-suite featuring a sleek three-piece suite, including a spacious double shower, a low-level WC, and a pedestal sink. This contemporary space is designed for both style and practicality.

Bedroom Three

A spacious double bedroom with two windows to the front aspect, offering stunning views. The room also features a built-in double wardrobe, providing ample storage space

Bedroom Four

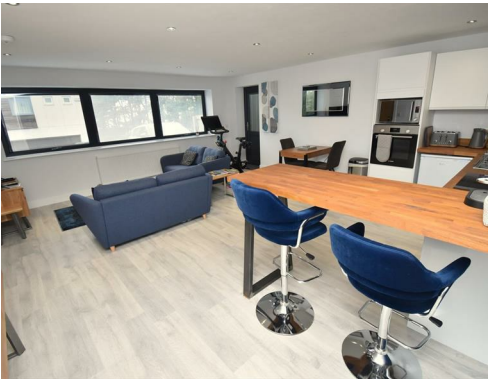
11'10" x 12'4"  
A double bedroom with a window to the rear, offering serene views of the garden and the surrounding woodland. A peaceful and inviting space.

Bedroom Five

8'2" x 9'10"  
A spacious bedroom featuring a window to the rear aspect, providing natural light and a pleasant view. Perfect for creating a comfortable and versatile space.

Family Bathroom

A large family bathroom fitted with a modern four-piece suite, including a shower, a bathtub, a low-level WC, and a stylish sink. A window to the side aspect provides natural light, enhancing the space's bright and airy feel.



- Prime Coastal Position
  - Master Suite With Walk-In Wardrobe, Sitting Area & En-suite
  - Large Level Rear Garden
- Separate One-Bedroom Annex Generating Great Income
  - Spacious Living Accommodation
  - Quiet Cul-De-Sac Location
- Stunning Estuary Views
  - Tranquil Setting
  - Five Double Bedroom With Two En-suites





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### Ground Floor

Approx. 105.6 sq. metres (1136.2 sq. feet)



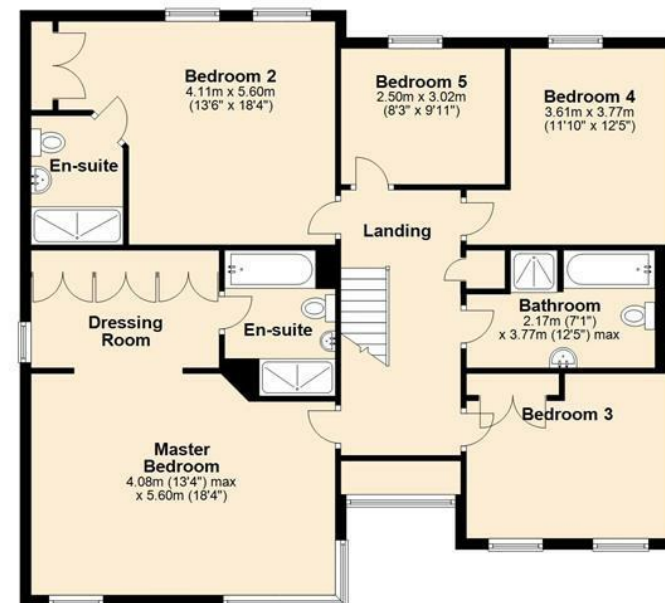
### First Floor

Approx. 112.8 sq. metres (1214.5 sq. feet)



### Second Floor

Approx. 112.8 sq. metres (1214.5 sq. feet)



Total area: approx. 331.2 sq. metres (3565.3 sq. feet)

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## LAND & NEW HOMES

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