



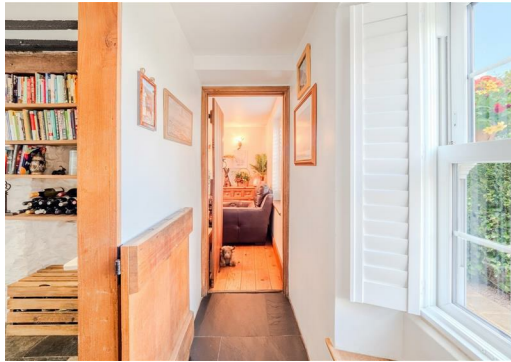
5 MORGANS BUILDINGS,  
CLAPTON IN GORDANO, BS20 7RP

---

GOODMAN  
& LILLEY













# 5 MORGANS BUILDINGS

## CLAPTON IN GORDANO BS20 7RP

GUIDE PRICE  
£430,000

Step into the charm and elegance of this beautifully presented double-fronted period terraced cottage, built in 1860 and nestled in the heart of the ever-popular village of Clapton-In-Gordano. Bursting with character and finished to an exceptional standard throughout, this delightful home offers a rare blend of period charm and modern comfort.

From the moment you enter, the character of this unique property envelops you. The welcoming entrance hall boasts original features including oak-thumbed latched doors, leading you into the heart of the home — a collection of wonderfully appointed reception spaces. The dining room is rich in period detail, with oak flooring, sash window with traditional shutters and a charming window seat, open-grate fireplace with timber surround, and a stunning internal stained-glass window adding a unique splash of colour. The living room is a cosy yet elegant retreat with oak flooring, a wood-burning stove set into a timber surround with slate hearth, and sash window with shutters. French doors open into the light-filled sun room, a wonderful space for entertaining or relaxing, with a lantern roof and views over the rear garden. There is ample space for a dining table, and a seamless connection through to the kitchen/breakfast room.

The kitchen/breakfast room is the true heart of this home, brimming with rustic charm. It features exposed beams, whitewashed stone walls, and slate flooring. Fitted with classic shaker-style units and granite worktops, it also includes a Belfast sink with mixer tap, range cooker with extractor, and access to a shelved larder. A stable door leads to a utility room with glazed roof, oak panelled wainscoting, and ample space for appliances and storage.

Continuing upstairs, the first-floor landing maintains the home's period charm with oak thumb-latched doors leading to the bedrooms, family bathroom and WC. The second bedroom is a generously sized double and enjoys far-reaching views across to Portishead and the distant estuary. It features built-in wardrobes, a storage cupboard, and a window overlooking the rear garden — a peaceful and light-filled retreat. The family bathroom is beautifully finished, combining modern fittings with traditional touches. It includes a deep panelled bath with shower screen and drench shower over, a vanity wash hand basin, chrome heated towel rail, and a lit mirror with integrated Wi-Fi connectivity for music. An obscured window to the rear allows natural light while maintaining privacy. Further along the landing, an oak door opens to a separate WC, again with an obscured window. The third bedroom enjoys elevated views from its sash window, and also features built-in wardrobes, making it ideal as a guest room, home office or nursery. The master bedroom is a true highlight — spacious and filled with natural light thanks to dual-aspect windows to both the front and rear. With window shutters framing the glorious village views, this room offers a tranquil escape. Built-in wardrobes provide ample storage, and there is also access to the roof space. This first floor echoes the charm and character found throughout the cottage, while offering practical, well-planned living space with stunning views and thoughtful touches throughout.

### Gardens & Grounds

The outside space of this charming period cottage is a true extension of its character — thoughtfully landscaped, beautifully maintained, and offering exceptional privacy with stunning views. To the front, the garden is laid to lawn and offers a welcoming green space framed by mature borders. A wood store is neatly positioned, and a pathway leads to the front door, setting the tone for the rest of the property. The rear cottage garden is a real sanctuary. Accessed directly from the sun room, stone steps rise through a wonderfully mature garden brimming with deep-planted flowering shrubs, established fruit trees, and specimen trees that border the garden and merge seamlessly with the adjoining woodland backdrop. This natural setting provides both a sense of privacy and a tranquil, ever-changing outlook throughout the seasons. A large timber decked terrace sits at on the edge of the garden — an ideal spot for al fresco dining or relaxed seating, perfectly placed to take in the panoramic countryside views that stretch as far as the estuary. A generous level lawn leads to a further patio area, offering yet another place to gather with family or friends and enjoy the views, which are simply breath-taking. At the far end of the garden, you'll find a quality heritage-style greenhouse, perfect for keen gardeners, along with a delightful summer house — an ideal retreat for reading, working from home, or simply enjoying the peaceful surroundings. The garden also includes side access via a gate, adding convenience for storage or maintenance, and making the space both practical and versatile. This exceptional garden not only complements the cottage but

enhances the overall living experience — offering an idyllic, private outdoor haven with views that truly must be seen to be appreciated.

### Access & Parking

Underwood Cottage is approached via a pathway leading from a private road, where parking is available on a first-come, first-served basis. This peaceful setting adds to the cottage's charm and sense of seclusion. A shared pathway runs across the front of three cottages, a traditional and commonly found arrangement for period properties of this nature, adding to the sense of community while preserving the authentic character of the setting.

### Location

Underwood Cottage is nestled in the picturesque village of Clapton-in-Gordano, a sought-after location in North Somerset known for its rural charm and strong sense of community. At the heart of the village sits the popular Black Horse public house, a much-loved local institution that serves as the social hub of village life. Despite its peaceful countryside setting, Myrtle Cottage enjoys excellent access to a range of amenities. The nearby towns of Portishead, Clevedon, and Nailsea offer an array of shops, boutiques, restaurants, bars, and leisure facilities. In particular, Portishead Marina is home to a Waitrose and a vibrant selection of eateries and waterfront walks. For those looking for more extensive amenities, Clifton Village in Bristol is just a short drive to the east and offers a sophisticated mix of independent stores, cafes, and cultural attractions. Families are well served by a

choice of highly regarded schools in the area. The Downs School is a popular independent option nearby, while Gordano School, a much-coveted secondary, is just a short drive away. Excellent state schools in Portishead, Clevedon, and Nailsea provide further choice for both primary and secondary education.

For commuters, the area offers superb transport links. Junction 19 of the M5 is just 3 miles away, providing easy access to the Midlands and the South West. Bristol can be reached via the A369 or B3128, and rail services are available from Bristol Temple Meads (approx. 10.5 miles) and Bristol Parkway (approx. 14 miles). Bristol International Airport, just 12 miles away, provides frequent domestic and international flights.

### Additional Information

Tenure: Freehold

Local Authority: North Somerset Council — Tel: 01934 888888

Council Tax Band: D

Services: Mains water and electricity, oil-fired central heating, mains drainage.



- Period Double Fronted Cottage
- Cottage Styled Kitchen/Breakfast Room
- Beautiful Cottage Gardens & Grounds
- Three Bedrooms
- Utility Room
- Elevated Panoramic Views

- Three Reception Rooms
- Period Features Throughout
- Brimming With Character & Charm









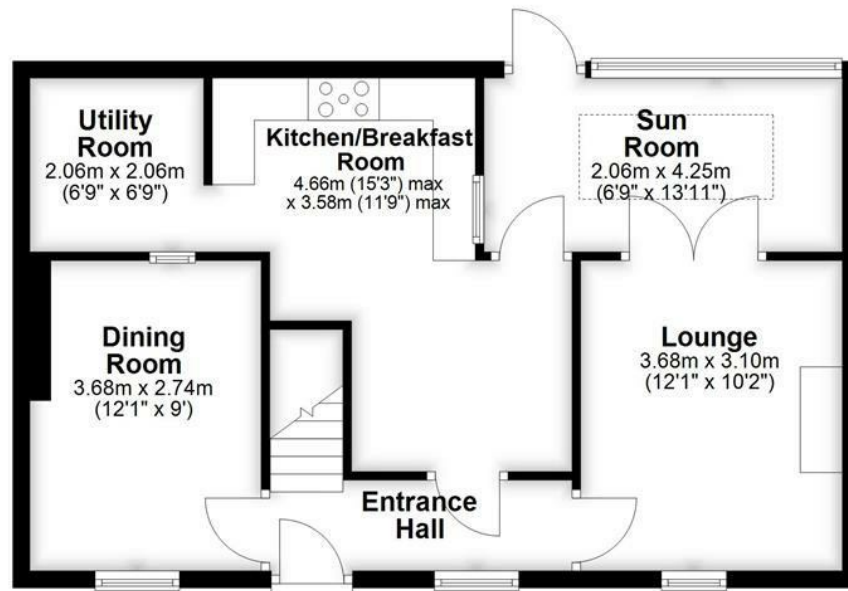
GOODMAN  
& LILLEY





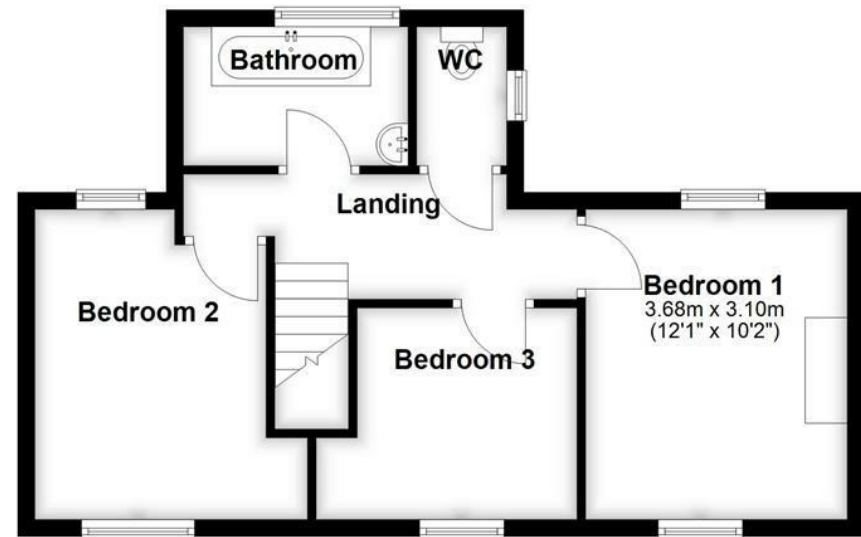
### Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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 & 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.



rightmove

Zoopla