



45 WEST HILL,
PORTISHEAD, BS20 6LG

GOODMAN
& LILLEY



THIS CHARMING TWO-BEDROOM STONE-BUILT COTTAGE IS TUCKED AWAY IN A PEACEFUL CORNER OF PORTISHEAD'S HILLSIDE, OFFERING AN IDYLIC AND TRANQUIL RETREAT.

Nestled in the highly coveted and scenic Stoney Steep area of Portishead, this charming cottage occupies a prime elevated position that enhances its appeal. With its tranquil location, the property offers breathtaking panoramic views stretching over the town and beyond, providing an idyllic setting for those who appreciate the beauty of peaceful surroundings but also wish to be within easy reach of the amenities and vibrancy of town life. Whether you're savouring a quiet moment in the garden or hosting gatherings with family and friends, the sweeping vistas offer a stunning backdrop that changes with the seasons, making it a perfect place to unwind or entertain year-round.

The owners of this delightful home have undertaken a meticulous and considerate programme of renovations that tastefully blend traditional period features with modern, high-quality finishes. This thoughtful approach creates a harmonious balance of old-world charm and contemporary style, ensuring that the property feels both inviting and functional. Every element has been carefully curated to make the home as practical as it is stylish, resulting in a living space that offers the best of both worlds—character and modern comfort in equal measure.

Internally, the accommodation exudes warmth and charm, with a homely atmosphere that is apparent from the moment you step inside. The ground floor is home to a beautifully appointed open-plan kitchen/diner, which exudes a quintessential cottage-style charm, setting a welcoming tone as you enter the home. Ideal for those who enjoy cooking and entertaining, the kitchen/diner is spacious and well-equipped, creating a perfect environment for family meals or social gatherings. Adjacent to this, the living room serves as a cosy retreat, offering a comfortable and inviting space to relax. The focal point of the room is a wood-burning stove, which adds a touch of character and warmth, ensuring the room remains a welcoming haven in any season.

Upstairs, the property continues to impress with two bedrooms, each flooded with natural light and offering ample space for furnishings and personal touches. The rooms offer a sense of tranquillity and openness, making them ideal for rest and relaxation. Completing the upper floor is the beautifully designed four-piece family bathroom, offering both elegance and functionality. With a claw-footed freestanding bath and a separate shower, this space allows you to indulge in luxurious relaxation while maintaining practicality for everyday use.

Externally, the property continues to impress with its well-maintained outdoor spaces. A delightful sun terrace provides an excellent space for alfresco dining, perfect for enjoying a morning coffee or hosting friends and family during warm summer evenings. The terrace offers a seamless connection to the rest of the garden, which is

predominantly laid to lawn and offers a blank canvas for anyone with a passion for gardening. Alternatively, it provides a peaceful and serene outdoor retreat where you can relax and enjoy the natural surroundings. The well-established garden is designed to be both beautiful and functional, allowing for a variety of outdoor activities and entertainment.

Goodman & Lilley, who have recently sold several similar period properties, anticipate strong interest in this home due to its exceptional location and the high quality of the accommodation on offer. Properties like this, which combine timeless character with the convenience of modern comforts, are in high demand. We expect this home to attract a wide range of potential buyers, from those seeking a peaceful retreat to those looking for a stylish home.

To arrange a viewing or to learn more about this exceptional property, please contact Goodman & Lilley on 01275 430440 or email sales@goodmanlilley.co.uk. Our property experts will be delighted to assist you in exploring this wonderful opportunity.

M5 (J19) – 3 miles, M4 (J20) – 11 miles, Bristol Parkway Station – 14 miles, Bristol Temple Meads Station – 10.5 miles, Bristol Airport – 12 miles (distances are approximate)

Tenure: Freehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected

- Semi-Detached Cottage
- Beautiful Kitchen/Dining Room
- Pleasant Open Outlook
- Living Room With Wood Burning Stove
- Quiet Tucked Away Position
- Two Bedrooms
- Garden & Sun Terrace
- Impeccably Presented Throughout
- Full Of Character & Charm
- Viewing Highly Advised

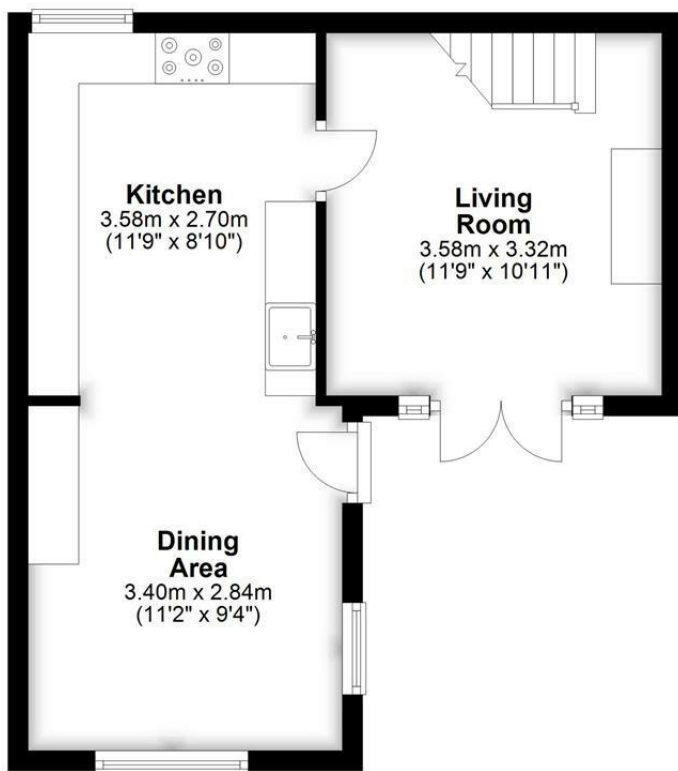


£375,000



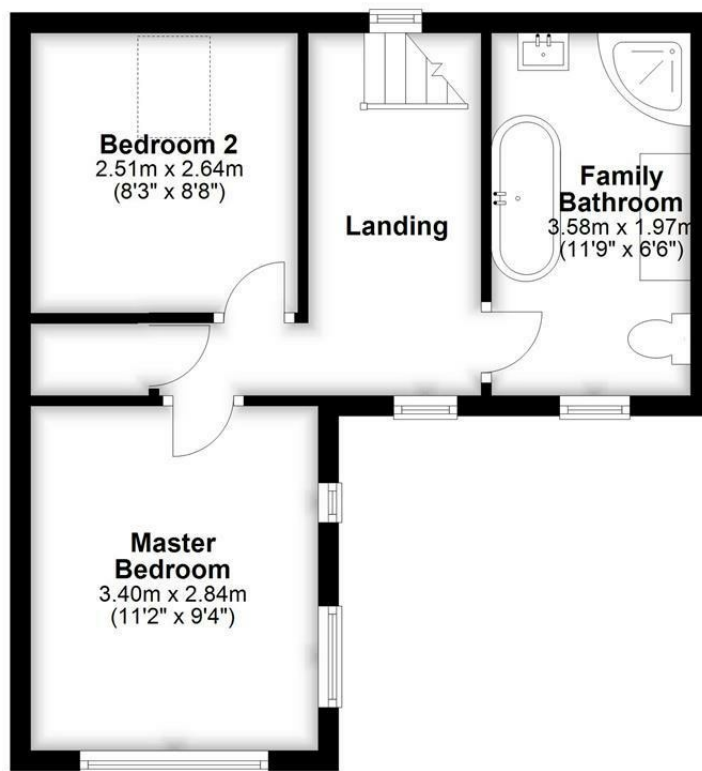
Ground Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 sq. feet)

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