



5 HILLGAY CLOSE,  
PORTISHEAD, BS20 8HX

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GOODMAN  
& LILLEY







# 5 HILLGAY CLOSE

## PORTISHEAD BS20 8HX

GUIDE PRICE  
£749,950

Tucked away at the very end of a peaceful cul-de-sac, this detached bungalow occupies an enviable position on Portishead's popular hillside. This is a rare opportunity to acquire a home that not only offers generous internal space but also sits on a substantial plot, affording tremendous scope for extension and development in multiple directions (subject to the usual planning consents).

Upon arrival, you're immediately struck by the quietness of the setting and the privacy afforded by the position. The driveway leads up to the property, providing access to two garages—a spacious one-and-a-half-width garage ideal for workshop space or storage, and a second single garage with an attached carport on the opposite side of the drive. As you step inside, the welcoming entrance hall offers a sense of space. This wide hallway acts as the spine of the home, offering access to each of the main rooms, and also houses a practical cloakroom, perfect for convenience.

The living room is a standout feature of the home—stretching the full depth of the property on the west elevation. This impressive, light-filled space enjoys dual aspects: to the rear, sliding patio doors open directly onto the garden, bringing the outside in and making this an ideal spot for relaxing or entertaining on warm evenings. To the front, high-set picture windows frame a charming view down the road and toward the Bristol Channel estuary in the distance—offering a serene coastal outlook even from inside the house.

The conservatory is another significant highlight—light and airy with a pitched roof, it's a great place to enjoy the views of the garden year-round. Double doors lead out onto the garden, offering seamless flow between indoor and outdoor living. Located at the far end of the bungalow for privacy and separation from the main living areas, you'll find three well-proportioned bedrooms and a family bathroom. This layout is ideal for families, downsizers wanting guest rooms or work-from-home space, or those looking to reconfigure the footprint to create something even more tailored.

### Gardens & Grounds

The rear garden is without doubt one of the most compelling aspects of this property. Generously sized, mainly laid to lawn, and enjoying a favourable southerly orientation, it is both private and peaceful. The garden is framed by mature specimen trees and hedgerow borders, which create a sense of seclusion rarely found in such a convenient residential setting. What really sets this plot apart is the scope for development. Whether it's extending to the side, rear, or even upwards (subject to planning), the space offers a blank canvas for buyers looking to create their forever home.

The front garden is also laid to lawn, and combined with the sweeping drive, garages, and carport, the entire frontage gives a sense of space and practicality, with more than enough room for multiple vehicles, recreational equipment, or even boat storage—something that will appeal to those enjoying Portishead's coastal lifestyle.

### Useful Information

- Detached Family Bungalow
  - Further Development Potential (STP)
  - Popular Hillside Location
- Three Bedrooms
  - Cul-De-Sac Location
  - No Onward Chain
- Substantial South Facing Garden
  - Garages & Driveway
  - In Excess Of 1536 SQ FT (Excluding Garages)

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

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Gas (gas warm air heating), Electric, Water, Mains Drainage

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







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## Ground Floor

Approx. 183.4 sq. metres (1973.6 sq. feet)



Total area: approx. 183.4 sq. metres (1973.6 sq. feet)

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