



THE ROBINS HAPPERTON LANE,  
EASTON-IN-GORDANO, BS20 0QZ

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GOODMAN  
& LILLEY







# THE ROBINS HAPPERTON LANE

## EASTON-IN-GORDANO BS20 0QZ

GUIDE PRICE  
£725,000

A versatile and highly attractive detached family home set within a substantial plot, offering a rare opportunity for both immediate enjoyment and significant future potential.

The property lends itself to a variety of possibilities, whether that be extending and enhancing the existing accommodation, reconfiguring the layout, or exploring the potential for a small-scale development scheme (subject to the necessary planning permissions).

Approached from Martcombe Road, you turn into Haperton Lane where the property immediately makes a strong first impression. A large gravelled driveway provides extensive parking and leads to electric gates, beyond which is a further secure parking area suitable for numerous vehicles — ideal for families, visitors, or those requiring additional storage space.

Steps rise to the side entrance porch, opening into a welcoming entrance hall featuring attractive stripped wooden floorboards and stairs rising to the first-floor landing. From here, the ground floor accommodation is both spacious and versatile, with doors leading to the principal reception rooms and bedrooms.

The kitchen/dining room truly forms the hub of the home — a sociable and well-designed space perfect for both everyday living and entertaining. It is fitted with a comprehensive range of modern wall, base and drawer units, complemented by quartz work surfaces and a Belfast sink with hose mixer tap. A central island with breakfast seating provides an informal dining area, alongside space for an American-style fridge/freezer, a five-ring gas hob, Bosch electric fan-assisted ovens, and an integrated dishwasher. The room is further enhanced by stripped wooden flooring, a wood burning stove, a window to the front aspect, and French doors opening out onto the side patio. A door from the kitchen leads through to a useful study, ideal for home working or additional flexibility. In addition, a utility room/cloakroom is accessed from this space.

Also on the ground floor is a spacious four-piece family bathroom, fitted with a jacuzzi bath, multi-jet shower enclosure, low-level WC, and twin vanity wash hand basins, as well as a generously sized principal bedroom, offering convenience for single-level living if required.

To the first floor, a bright and airy landing with a Velux window provides access to two well-proportioned double bedrooms. The rear bedroom enjoys delightful views over the garden and towards the adjoining woodland, while the front bedroom benefits from far-reaching views across the surrounding area, enhancing the sense of space and setting.

### Gardens & Grounds

The gardens and grounds are undoubtedly a standout feature of the property. The rear garden is predominantly laid to lawn and enjoys a peaceful, countryside feel, backing onto woodland and offering a high degree of privacy. The side patio is both spacious and versatile, accessed directly from the kitchen, and comprises a covered walkway leading to further patio areas and an undercover seating space — ideal for outdoor dining and entertaining throughout the year. The frontage is equally impressive, offering further expanses of land before reaching the main parking area. This includes a former cow shed and additional areas of space, all of which provide considerable scope for a range of uses, including potential development or landscaping projects, subject to planning.

### Location

Haperton Lane, located just off Martcombe Road in Portishead (BS20 0QZ), is a highly desirable and semi-rural setting that offers a unique blend of countryside living while remaining conveniently close to the city's amenities. The area is particularly known for its peaceful surroundings, with a number of individual and characterful homes set within generous plots. It enjoys a tucked-away feel, with minimal through traffic, making it ideal for those seeking privacy and a quieter pace of life. The immediate environment is defined by open green spaces, mature trees, and nearby woodland, creating a scenic and tranquil backdrop. Despite its rural feel, Haperton Lane is well positioned for access to Clifton, which is just a short drive away. Here

you will find a wide range of amenities including shops, supermarkets, cafes, bars, and restaurants. The A369 provides direct access to Bristol, and the M5 motorway is easily reachable, offering links further afield. The long-anticipated reopening of the Portishead to Bristol rail line is also set to enhance connectivity in the future, further increasing the area's appeal.

### Key Information

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: C

Services: The property benefits from mains electricity and water. Heating is provided via an LPG (liquefied petroleum gas) system. Drainage is via a private cesspit.

Broadband & Mobile: Standard and superfast broadband are available in the area, subject to provider. Mobile signal is generally good outdoors, with variable coverage indoors given the semi-rural location.

Construction: The property is of non-standard construction. We understand that it is considered mortgageable with a number of mainstream lenders; however, interested parties are advised to make their own enquiries with their chosen lender or financial advisor to confirm suitability prior to proceeding.



- Versatile Three Bedroom Detached Family Home
- Equidistant To Portishead & Clifton
- Well Presented Throughout
- 1/3 Of An Acre Plot With Development Opportunity
- Approximately 1553 SQ FT
- Rarely Available
- Semi-Rural Location
- Generous Parking & Garage/Cowshed
- Backing On To Woodland



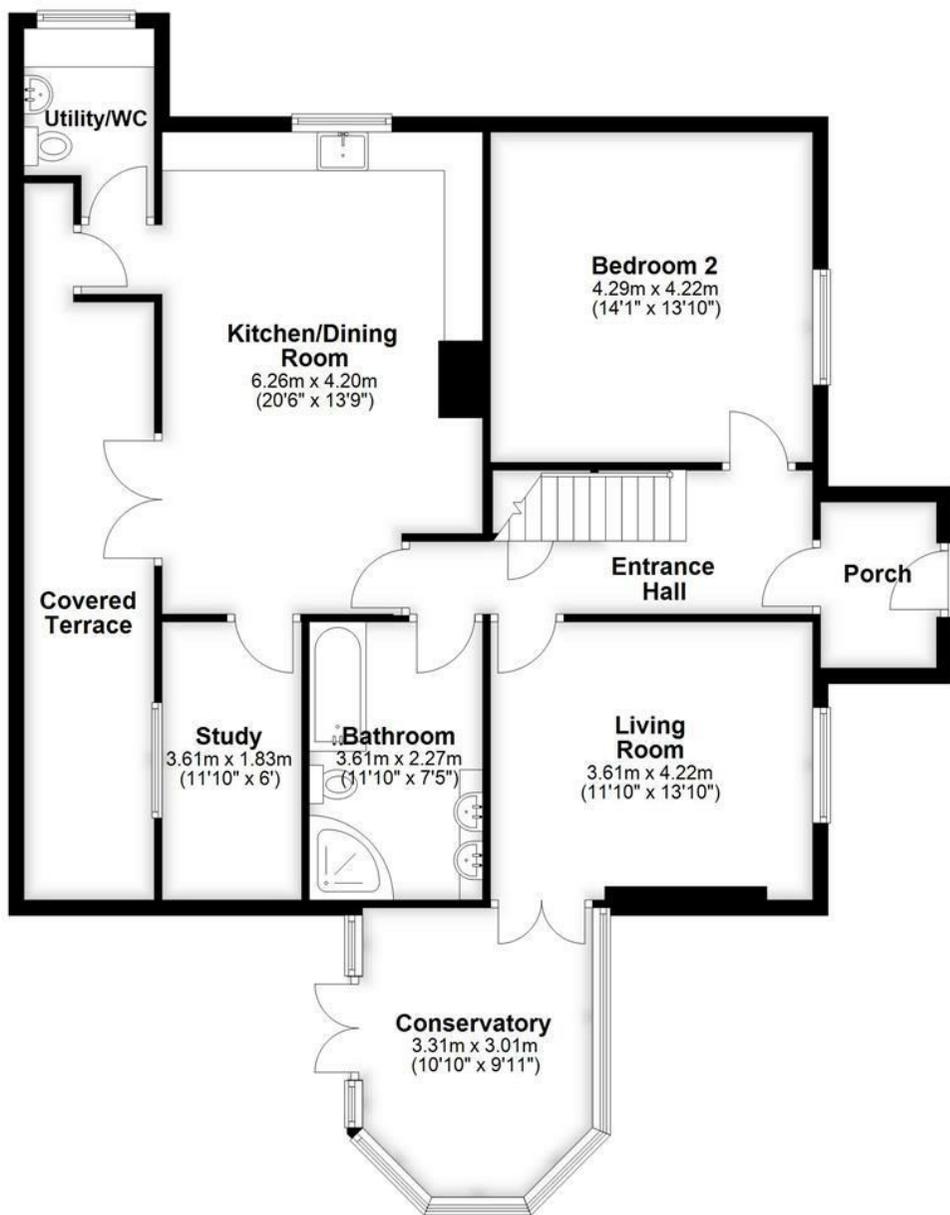


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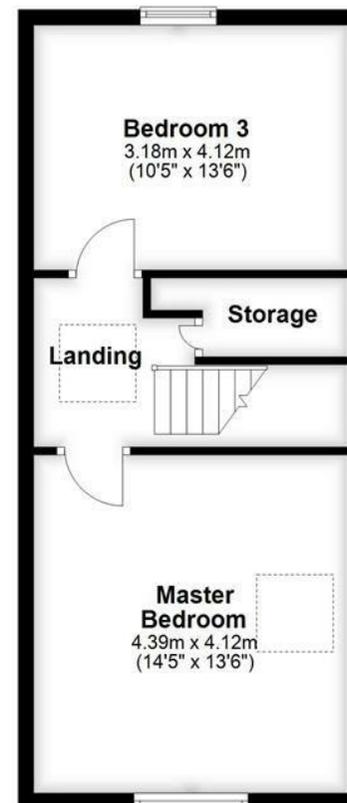
### Ground Floor

Approx. 119.5 sq. metres (1286.4 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 160.6 sq. metres (1728.6 sq. feet)

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