



FLAT 2 GLENMORE COURT 65-67 NORE ROAD,  
PORTISHEAD, BS20 6JZ

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GOODMAN  
& LILLEY



# A SPACIOUS THREE-BEDROOM DUPLEX, THIS CHARACTERFUL CONVERSION IS SET OVER TWO FLOORS IN AN ELEVATED AND PRESTIGIOUS LOCATION, OFFERING STUNNING VIEWS OVER THE SEVERN ESTUARY AND THE WELSH HILLS BEYOND.

Perched on an enviable elevated position on the prestigious and highly sought-after Nore Road, this exceptionally well-presented three-bedroom duplex apartment occupies a commanding spot within Glenmore Court—a beautifully converted Victorian residence that perfectly fuses historic architectural charm with the ease and elegance of modern living.

This generously proportioned home spans two thoughtfully arranged floors and enjoys uninterrupted, panoramic views stretching across the sparkling waters of the Severn Estuary and towards the rolling hills of South Wales. The apartment’s unique layout offers both flexibility and flow, making it an ideal choice for a wide range of buyers—from professionals and downsizers to those looking for a luxurious coastal retreat.

The main living accommodation is located on the ground floor, where a welcoming entrance hall opens into a stunning living/dining room filled with natural light. A characterful bay window frames the breathtaking outlook, while a traditional-style wood burning stove adds a cosy focal point. Glazed doors lead onto a private balcony with original stone balustrading—an ideal spot for sunset drinks, al fresco dining, or simply unwinding while watching ships sail by. Adjoining the living area is a stylishly refitted kitchen, sympathetically designed to complement the building's period features while offering all the convenience of contemporary living. Fitted with traditional shaker-style cabinetry, sleek quartz worktops, and integrated appliances, the kitchen is both functional and aesthetically pleasing. The second bedroom is also located on this level and offers flexible use as a home office, study, snug, or guest room—ideal for modern lifestyles.

Descending to the lower ground floor, the property continues to impress with two generously sized double bedrooms. The principal bedroom enjoys a bay window with garden and estuary views, while the second bedroom provides direct access to a private deck and the beautifully maintained communal gardens beyond. A well-appointed modern family bathroom and a separate, contemporary shower room serve this level, adding to the home’s practicality and comfort. Externally, the apartment benefits from a carport with allocated parking and additional visitor spaces, accessible via a private driveway. Residents also enjoy use of the mature communal gardens, which offer a peaceful, green setting to relax or entertain. Glenmore Court offers the rare combination of historic charm, stylish interiors, and awe-inspiring views, all within close reach of Portishead’s popular Marina, traditional High Street, the Lake Grounds, and a range of scenic coastal and countryside walks. Whether you’re seeking a weekend retreat or a permanent residence, this remarkable home delivers coastal living at its very best.

## Accommodation Comprising

### Entrance Hall

Accessed via a communal entrance, the property opens into a private entrance hall where an original character staircase immediately sets the tone, leading up to the main hall. From here, elegant double doors open into a bright and spacious living room, which opens into a sleek, modern kitchen—perfectly blending contemporary design with period charm. A separate door leads to the second bedroom, ideal as a guest room, home office, or snug. A second staircase descends to the lower ground floor, continuing the home’s unique character and offering a seamless flow between levels.

### Living Room

The generous living room features a striking bay window with far-reaching views over the Severn Estuary and Welsh hills. A character-style wood burning stove adds a traditional focal point, and there’s ample space for both living and dining. A glazed door opens onto the first-floor terrace, making the most of the elevated position and scenic outlook.

### Kitchen

The kitchen has been refitted to a modern standard, sympathetic to the age of the property. It features a range of traditional-style matching wall and base units, topped with a sleek quartz worktop. The original fireplace has been cleverly adapted to house a four-ring burner hob with an oven below. The space opens into the rear entrance hall, which includes a boiler cupboard, a door to the patio, and access to the bathroom.

### Balcony

The first-floor balcony, accessed from the lounge, retains original stone balustrading and offers ample space for seating, perfect for enjoying the far-reaching views and glorious sunsets

### Family Bathroom

The modern bathroom features a three-piece suite, including a low-level WC, pedestal sink, and a panel tapless bath with a shower over. A window to the side aspect allows for natural light.

### Bedroom Two

A large double bedroom positioned at the rear of the property, offering direct access to a private patio and the communal garden beyond. This versatile room could easily be used as a second sitting room, study, or dining room.

### Lower Level Hall

A built-in double cupboard provides ample storage, with doors leading to bedroom one, bedroom three, and the shower room.

### Bedroom One

A large double bedroom with a bay window to the front aspect, offering a lovely view over the front gardens to the estuary. The room also benefits from built-in wardrobes.

### Bedroom Three

A spacious double bedroom with a window to the front, overlooking the front garden. There is ample space for wardrobes, underfloor heating.

### Shower Room

Recently refitted to a high standard, the bathroom features a double shower, low-level WC, pedestal sink, and fully tiled walls, underfloor heating.

### Garden

The rear garden is mainly laid to a communal lawn, bordered with mature flower beds. A private patio, accessed from bedroom two and the rear entrance hall, offers a peaceful outdoor space. To the front of the apartment, a private decking area provides lovely views over the front communal garden and the estuary beyond.

### Garage & Allocated Parking

A shared driveway provides access to a double carport, offering parking for two vehicles, additional visitor parking. Steps lead from the garage to the private rear patio of the apartment.

- Coastal Period Duplex Apartment
  - Versatile Accommodation
  - Approximately 1,167 SQ FT
  - Period Features & Charm
  - Impeccably Presented Throughout
- Three Double Bedrooms
  - Stunning Estuary Views
  - Garage & Allocated Parking Spaces
  - Close To Amenities
  - Additional Visitors Parking

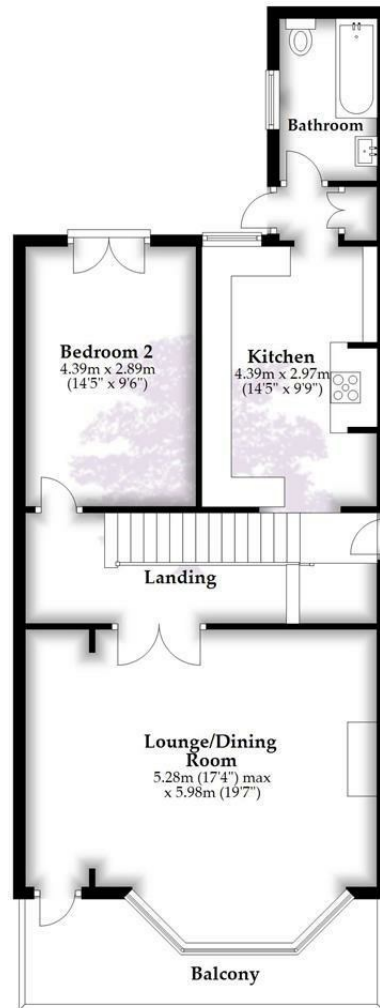


GUIDE PRICE £460,000

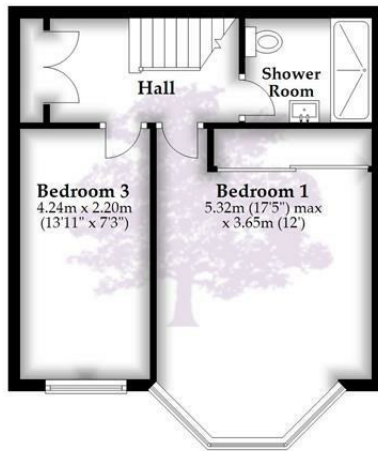




## Ground Floor



## Lower Ground Floor



Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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