



1 BEACH HILL,
PORTISHEAD, BS20 7HT

GOODMAN
& LILLEY







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PORTISHEAD BS20 7HT

GUIDE PRICE
£865,000

Stylish and modern throughout, this unique detached home enjoys breathtaking estuary and Lake Grounds views – a rare combination of contemporary living and an unrivalled setting.

A unique and individual detached home, perfectly positioned just off Nore Road with outstanding views across the estuary and Lake Grounds. Set in an enviable elevated spot, this deceptively spacious property offers the best of both worlds – breathtaking outlooks while still being within walking distance of the Lake Grounds and High Street. Immaculately presented throughout, the home boasts three generous bedrooms, exceptionally spacious living accommodation, excellent outdoor space, parking for five vehicles and an integral double garage – a truly rare opportunity not to be missed.

Living Accommodation

On the entry level, you are welcomed by a stunning kitchen/living/dining space with a vaulted ceiling, three large Velux windows, and double doors onto the garden, flooding the area with natural light and creating a superb indoor-outdoor flow. There is ample room for both a large dining area and relaxed seating, complemented by a striking glass-and-oak staircase that rises to the lounge and descends to the bedrooms. The kitchen itself is finished to an exceptional standard, featuring sleek grey units with white quartz worktops, a larder store, built-in appliances, Insinkerator, and Quooker hot tap.

Up a half flight of stairs, you are greeted by an awe-inspiring living space measuring 6m x 7.8m, with wall-to-wall bi-folding doors that make the very most of the expansive, far-reaching sea views. When open, the doors create a seamless flow onto the outdoor terrace, further immersing you in the Lake Grounds and estuary vistas, as well as the historic

Portishead hillside towards Adelaide Terrace. The fantastic terrace feels like an additional room, offering both spectacular views and a high degree of privacy

Bedroom Accommodation

To the lower-ground floor, there are three generously proportioned double bedrooms, each with built-in wardrobes providing excellent storage. The master bedroom features a built-in dressing area, pleasant views over the rear garden and Lake Grounds, and a modern en-suite with a walk-in double shower. The family bathroom has also been finished to an exceptional standard, with a freestanding bath and bright, contemporary tiling. This level is further complemented by an airing cupboard and a large utility room, which has previously been used as a bedroom and could be converted into a fourth double bedroom, subject to the necessary permissions.

Outside

Centrally positioned within its elevated plot, this exceptional property enjoys superb gardens to both the front and rear, offering low-maintenance landscaping and a high degree of privacy. The front garden, accessed via the kitchen/diner, benefits from all-day sun and provides a seamless connection to the family space, with a large patio ideal for al fresco dining, an artificial lawn, and a walkway leading to the rear garden. The rear garden is predominantly laid to artificial lawn, offering glimpses of the Lake Grounds, side access to the double garage and kitchen/diner, an insulated home office/workshop with electricity, and a pathway connecting to the driveway area.

Garage & Driveway

To the front of the property, a tarmac driveway provides parking for at least five vehicles and leads to a double garage with a vaulted ceiling, two Velux windows, and a side-facing window. The garage offers ample space for two cars, houses the solar panel equipment, and features internal access to the entrance hall as well as a door leading out to the rear garden.

Additional Information

The property has been modernised to an exceptional standard throughout, incorporating high-quality finishes and contemporary touches. Notably, it benefits from solar panels and a solar energy battery, both of which significantly contribute to lower running costs.

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: F

Services: Mains electric, mains Water, Mains Drainage

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



- Stunning Detached Property
- Open Plan Kitchen/Living/Dining Space
- Striking Design With Vaulted Ceiling And Wall To Wall Bi-Fold Doors
- Double Garage And Parking For 5
- Three Double Bedroom With The Option To Add A Fourth
- Stunning Finish Throughout
- Split Level Spacious Design
- Far Reaching Estuary And Lake Grounds Views
- Modern Kitchen & Bathrooms
- Sunny Gardens To Both Front And Rear

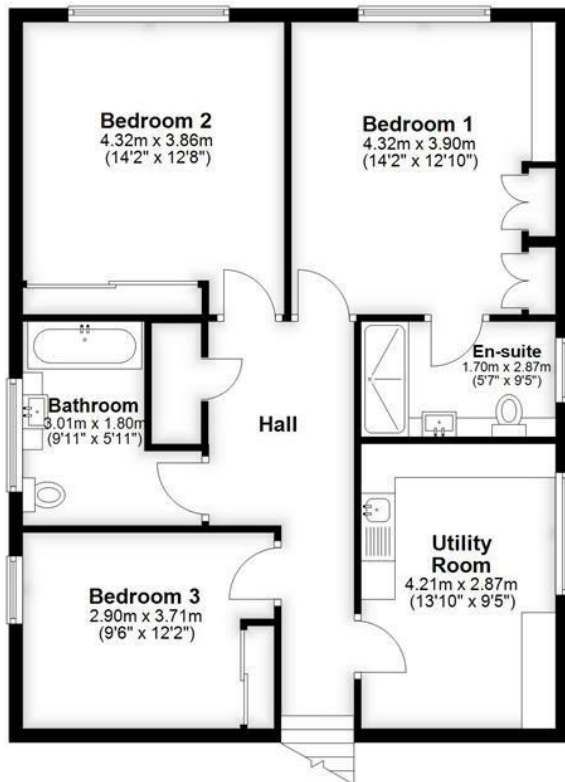




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Lower Ground Floor
Approx. 81.9 sq. metres (881.7 sq. feet)



Upper Ground Floor
Approx. 89.5 sq. metres (963.2 sq. feet)



Total area: approx. 171.4 sq. metres (1844.9 sq. feet)

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