



WILLOWS LAKE ROAD,  
PORTISHEAD, BS20 7JA

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GOODMAN  
& LILLEY











# WILLOWS LAKE ROAD

## PORTISHEAD BS20 7JA

# GUIDE PRICE

## £1,100,000

Willows occupies one of Portishead's most sought-after locations, enjoying a commanding elevated position with enviable panoramic views across the Lake Grounds and the Severn Estuary.

This substantial and versatile coastal family home is arranged over three floors and offers significant scope for further extension, as demonstrated by neighbouring properties. While the house would benefit from a degree of modernisation, it is entirely comfortable as it stands and presents a rare opportunity for a purchaser to enhance and personalise a home on this highly sought-after road.

The accommodation begins with an entrance vestibule leading into a spacious and welcoming hallway, providing access to the principal rooms. The generous living room enjoys a large picture window that perfectly frames the outstanding views across the Lake Grounds, filling the space with natural light and creating an impressive focal point. This room flows naturally into the formal dining room, which overlooks and enjoys views of the rear garden.

The kitchen is well appointed with contemporary high-gloss wall and base units, granite work surfaces and a range of integrated appliances, complemented by a waste disposal system, instant hot water tap and a central island incorporating an induction hob with extractor over. The ground floor is completed by a study, shower room, utility room and a large front-facing snug/bedroom—ideal for guests—which also benefits from superb views across the Lake Grounds.

The first floor hosts three to four well-proportioned double bedrooms, with the principal suite featuring built-in wardrobes and enjoying elevated views across the Lake Grounds—an idyllic outlook for unhurried mornings. A spacious and elegantly appointed family bathroom, complete with both a bath and separate shower cubicle, serves this level.

From the ground-floor hallway, a staircase descends to the lower ground floor, a highly versatile level offering extensive storage, a substantial family/games room, utility room a wine/store room and a WC. This floor presents excellent scope for further adaptation to create additional living accommodation, with the potential for a self-contained annexe for a dependant relative or a lucrative Airbnb opportunity, subject to the appropriate consents. Internal access is provided to the impressive double-length tandem garage, offering secure parking for two vehicles.

### Gardens & Grounds

To the front, a large driveway provides generous parking for three to four cars and leads directly to the impressive double-length tandem garage, which is fully equipped with power and lighting—ideal for secure parking, storage, or workshop use. The front garden itself is attractively presented, mainly laid to lawn and framed by mature hedges and established shrubs that offer both privacy and kerb appeal. To the rear, the garden opens into a superb outdoor entertaining area arranged across two well-designed tiers. Predominantly laid to lawn, it provides ample space for children to play or for keen gardeners to create defined planting areas, while the patio offers the perfect spot for relaxing, dining, or entertaining on warm summer days with family and friends.

### Location

The Lake Grounds in Portishead are one of the town's most treasured attractions, offering a picturesque setting that blends open green space with stunning

waterside views. Perfect for leisurely walks, picnics, or simply relaxing, the area features a boating lake, children's play areas, tennis courts, a cricket pitch and beautifully maintained gardens. Popular with families, runners and those seeking peaceful outdoor space, the Lake Grounds provide a vibrant yet tranquil hub at the heart of Portishead's community, all set against the backdrop of the Severn Estuary. It's a truly idyllic location that enhances the appeal of nearby homes.

### Directions

From the M5, leave at Junction 19, the Gordano Interchange, and follow the signs for Portishead and the A369. Continue along the A369 into the town, passing the second roundabout near the Premier Inn, where you take the third exit onto Quays Avenue. At the following roundabout, take the first exit onto Harbour Road and proceed straight ahead, following signs for the lakefront and residential area. The property is then located on Lake Road, BS20 7JA,

providing convenient access to Portishead's town centre and surrounding amenities.

### Useful Information

Tenure: Freehold.

Council Tax: Band G

Local Authority: North Somerset Council, Telephone: 01934 888 888, Website: [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

Services: Mains electricity, mains gas, mains water and mains drainage are all connected.

Broadband & Connectivity: Superfast broadband services are available in the area, with average speeds of approximately 47–78 Mbps. Ultrafast full-fibre broadband services (up to 900 Mbps, subject to availability) are also offered by selected providers. For specific speeds and providers, we recommend checking via the Ofcom or Openreach broadband checkers using the property's postcode.



- Detached Family Coastal Home
- Prime Residential Address
- Further Scope To Develop
- Four/Five Double Bedrooms
- Front & Rear Gardens
- Close To Amenities, Walks & Lido
- Approximately 3112.60 SQ. FT
- Double Garage & Driveway
- In Need Of Some Modernisation









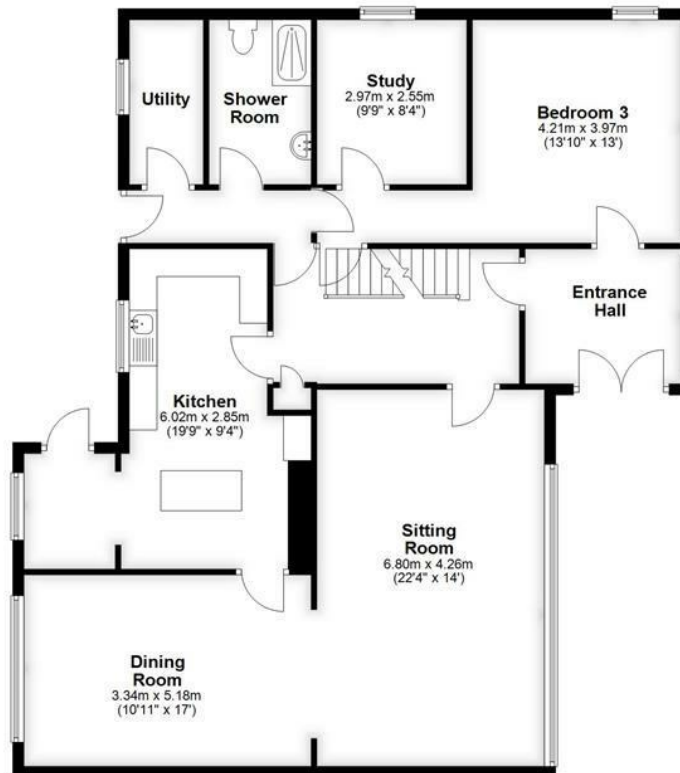
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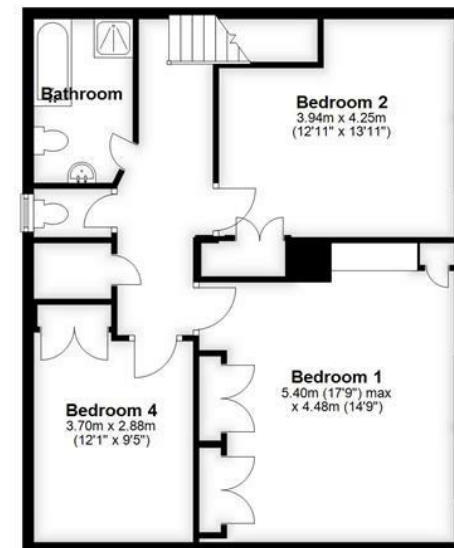
**Lower Ground Floor**  
Approx. 87.7 sq. metres (944.3 sq. feet)



**Raised Ground Floor**  
Approx. 129.7 sq. metres (1396.0 sq. feet)



**First Floor**  
Approx. 71.7 sq. metres (772.3 sq. feet)



Total area: approx. 289.2 sq. metres (3112.6 sq. feet)

## HENLEAZE

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## PORTISHEAD

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## SHIREHAMPTON

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## LETTINGS

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01275 299 010

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## LAND & NEW HOMES

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