



WAYSIDE, SHEEPWAY,
PORTBURY, BS20 7TE

GOODMAN
& LILLEY







WAYSIDE, SHEEPWAY

PORTBURY BS20 7TE

GUIDE PRICE

£700,000

An opportunity to acquire an imposing Edwardian attached family home situated in a delightful semi-rural position within the popular hamlet of Sheepway.

'Wayside' is neatly arranged over two floors with accommodation approaching 1750 sq. ft with whitewashed rendered and natural local stone façade elevations, under a pitched cross-gabled tiled roof. The property is warmly welcomed to the market with properties in this convenient yet rural location rarely available for those buyers looking for seclusion away from town life with countryside walks and rural views all on your doorstep.

In brief the property comprises; entrance hall, living room, sitting room, the open-plan kitchen/dining room is the 'hub of the home' complex with a walk-in pantry. A spacious utility room and cloakroom completes the accommodation to the ground floor. A turned 'arts & crafts' staircase sweeps up to the first floor landing where four bedrooms, master en-suite and the family bathroom reside. The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy a favoured southerly orientation. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and trees. A deep paved patio with timber decked seating areas extends part-way across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. This seating space can be easily accessed via the French doors from the living room and the utility room. The frontage is screened by mature hedging offering a degree of privacy with a raised central boarder stocked with various established floral, shrub and specimen trees providing additional interest. The property is approached over a generous driveway providing ample off-road parking, garage with additional gardens store rooms.

Location

Sheepway is a popular hamlet located on the fringes of the thriving coastal town of Portishead which offers many facilities with everything from Waitrose to Costa Coffee. Sheepway is also a popular country area for walks, one of which is located just outside the property's boundaries. It offers excellent access to the M5 motorway network junction 19. Sheepway still provides ease of access for the family purchaser to nearby schools and shopping facilities, for the city professional looking to be out of town, the ease of access to the motorway and Central Bristol will be a big plus.

Offering an abundance of charm and character typically associated with a quintessential Edwardian family home, Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

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 Water, Cess Pit, Electric & Gas

Accommodation Comprising:

Entrance Hall

Secure period timber door and window combination with leaded stained glazed detailing opening to the entrance hall, light and airy in its appearance with a good circulation space

with a 'Arts & Crafts' turned staircase rising to the first floor landing, radiator, pressed panelled doors opening to principle rooms.

Sitting Room

A spacious reception room with a feature leaded uPVC double glazed bay window to the front aspect, bay radiators, recessed bookshelves.

Living Room

A pleasant room overlooking the rear garden with a uPVC double glazed French door and window combination opening to the rear garden, radiator, open-grate fireplace with brick surround and tiled hearth, TV point.

Kitchen

Fitted with a range of solid oak wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer unit, swan neck mixer tap, electric hob with extractor hood, electric fan assisted oven, plumbing for dishwasher, quarry tiled floor, uPVC double glazed windows to the side aspect, radiator, secure timber door opening to the utility room, open-plan to the dining area creating a real sense of space for those that love to entertain family and friends.

Open-Plan Dining Room

A good-room, open-plan to the kitchen providing a wonderful space to for a family sized dining room table and chairs, radiator, uPVC double glazed window to the side aspects, built-in storage cupboards, TV point, door with gentle step down to the pantry.

Pantry

A useful room, shelved with ample space to store food. sloped ceilings, quarry tiled flooring, feature stained glass port hole window to the front aspect.

Utility Room

A good-sized room, light-filled with views overlooking the

rear garden. Fitted with base units and work surfaces incorporating an inset stainless steel sink and drainer unit, inset stainless steel sink and drainer unit, plumbing for washing machine, dryer, freestanding gas fired boiler serving the heating system and domestic hotwater, door to cloakroom, secure uPVC double glazed door to the rear garden.

Cloakroom

Fitted with a low-level WC, wash hand basin. uPVC double glazed window to side aspect.

First Floor Landing

A spacious landing offering a good circulation space with half landing leaded glazed uPVC double glazed window and leading glazed window to the front aspect flooding the stairwell with an abundance of natural light, radiator, pressed panelled doors opening to all of the first floor accommodation.

Master Bedroom

uPVC double glazed window to the rear aspect enjoying garden views, built-in wardrobes, radiator, door to:-

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, shower enclosure with electric shower, tiling to splash prone areas, extractor fan, radiator.

Bedroom Two

A good sized bedroom with uPVC double glazed window to the front aspect, radiator.

Bedroom Three

A double bedroom with uPVC double glazed leaded window to the side aspect, radiator, built-in wardrobes, storage cupboard.

Bedroom Four

uPVC double glazed window to the rear aspect, radiator.

Shower Room

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, shower enclosure with electric shower, tiling to splash prone areas, extractor fan, radiator, uPVC double glazed window to the rear aspect.

Gardens & Grounds

The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy a favoured southerly orientation. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs. A deep paved patio with timber decked seating areas extends part-way across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. This seating space can be easily accessed via the French doors from the living room and the utility room. The frontage is screened by mature hedging offering a degree of privacy with a raised central boarder stocked with various established floral, shrub and specimen trees providing additional interest.

Garage & Driveway

The garage is approached over a generous driveway providing ample off-road parking for numerous vehicles. The garage is accessed via an electrically controlled roller doors, light and power connected.





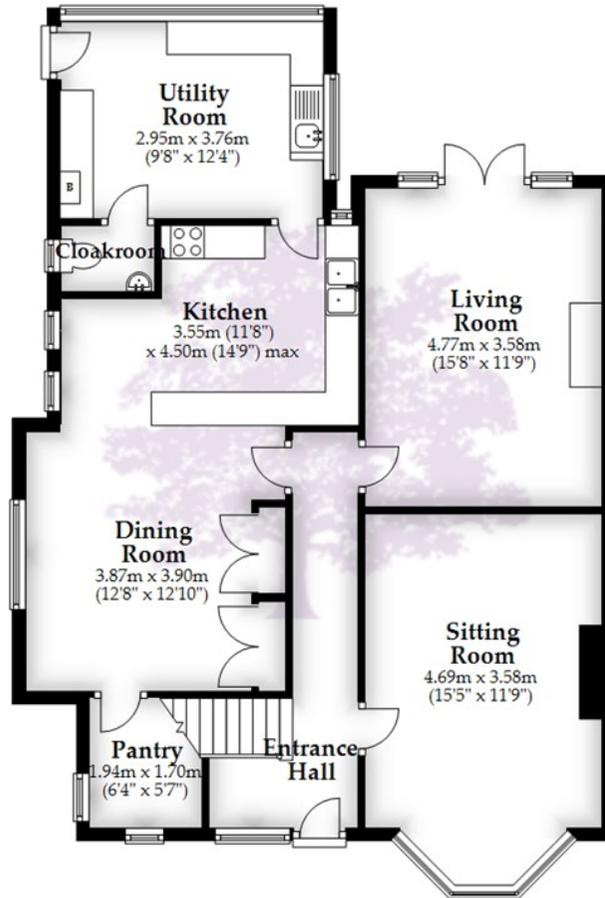


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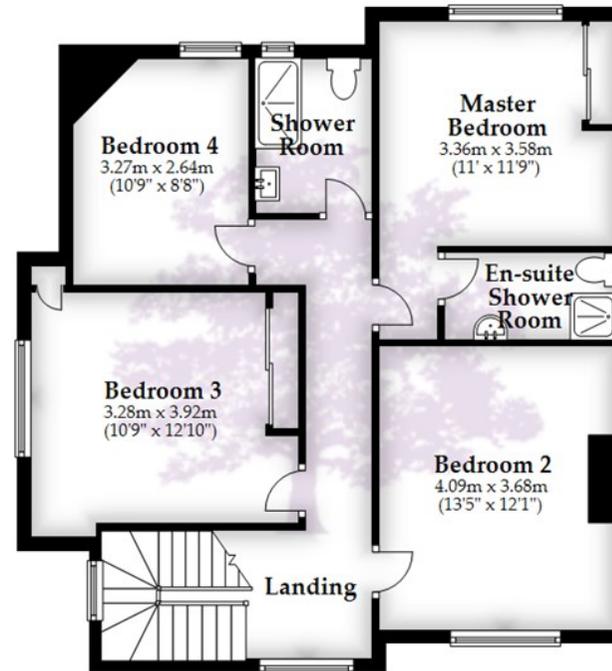
Ground Floor

Approx. 90.2 sq. metres (970.6 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.3 sq. feet)



Total area: approx. 162.4 sq. metres (1747.9 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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