



HOMELEA BRISTOL ROAD,
PORTISHEAD, BS20 6QG

GOODMAN
& LILLEY



A CHARACTERFUL TWO-BEDROOM COTTAGE WITH A DELIGHTFUL REAR GARDEN, OFFERING STUNNING VIEWS ACROSS THE GORDANO VALLEY TOWARDS CLAPTON-IN-GORDANO. BURSTING WITH PERIOD CHARM AND ORIGINAL FEATURES, THIS LOVELY HOME IS IDEALLY SITUATED WITHIN CLOSE WALKING DISTANCE OF LOCAL AMENITIES.

This stunning character cottage is set within a generous and private plot. The ground floor boasts high ceilings throughout, creating a wonderful sense of space. There is a spacious lounge with a front-aspect window with wooden shutter and a charming feature fireplace, a kitchen/breakfast room with underfloor heating, Belfast sink and induction hob whilst overlooking the garden, and a separate utility room with direct garden access.

Upstairs, you'll find two excellent-sized double bedrooms bth with oak flooring. The rear bedroom enjoys breathtaking views across the Gordano Valley towards Clapton-in-Gordano. The character-style bathroom is fitted with a three-piece suite, comprising a freestanding bath, low-level WC, pedestal sink and underfloor heating.

The crowning glory of this delightful property is its beautifully landscaped garden. Immaculately presented, it features an array of colourful planted borders, a vegetable garden with a vintage-style greenhouse, and a summerhouse perfectly positioned to enjoy the views. A private jetty provides direct access to the river, which the current owners use for kayaking and paddleboarding.

To the front, the property benefits from off-street parking for three vehicles and access to the carport.

Additional information

Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains; Electric, Water, Drainage.

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

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- Character Semi-Detached Property
 - Jetty Onto The Canal
 - Lounge With Character Fireplace
 - Utility Room
 - Driveway Parking For Three
- Stunning Location With Countryside Views
 - Two Large Double Bedrooms
 - Kitchen/Breakfast Room Overlooking The Garden
 - Single Carport
 - Stunning Rear Garden

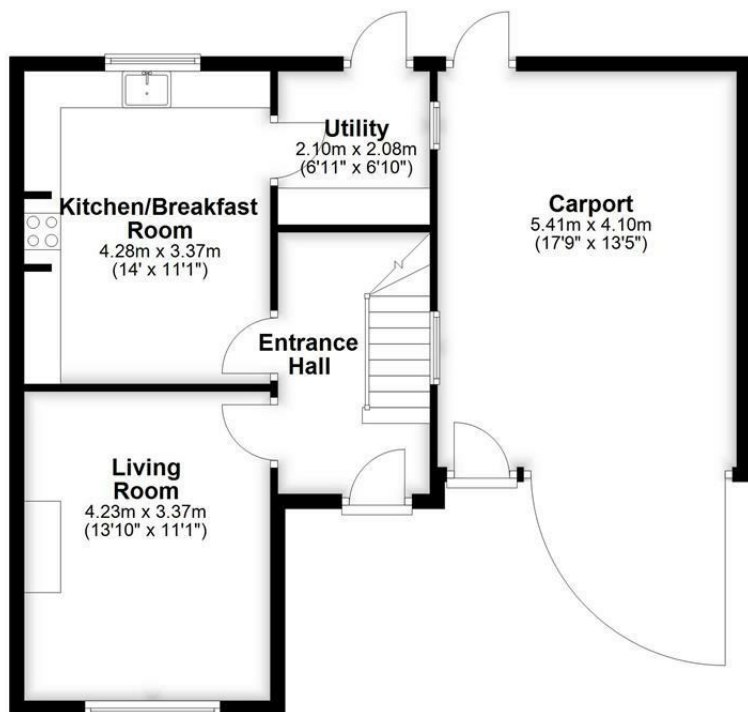


GUIDE PRICE £450,000



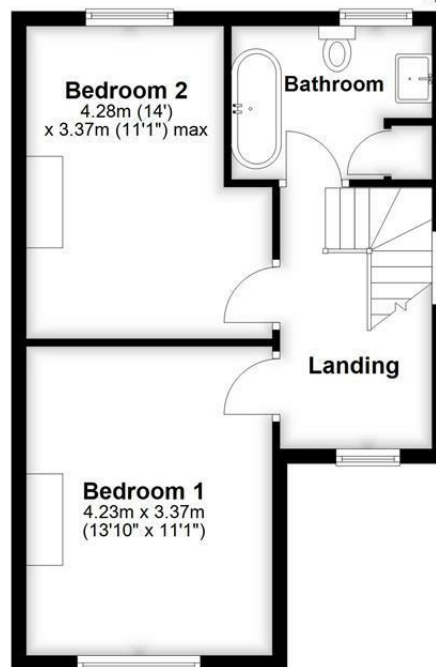
Ground Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

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