



1 RALEIGH RISE,
PORTISHEAD, BS20 6LA

GOODMAN
& LILLEY







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PORTISHEAD BS20 6LA

GUIDE PRICE

£995,000

A magnificent front-line coastal family home that offers stunning panoramic views of the estuary and the breath-taking Welsh hills.

Encompassing 3226 sq. ft of living accommodation spread across two floors, this residence is designed for both comfort and style. Featuring spacious interiors filled with natural light, modern amenities, and an inviting atmosphere, this property is perfect for growing families whilst enjoying the beauty of coastal living.

A spacious entrance hall that sets the tone for the rest of the home. This inviting area offers seamless access to the main reception rooms, perfect for both entertaining guests and enjoying family time. To the right of the property, you'll find bedroom two, with dressing room and en-suite. Additionally, the convenient cloakroom ensures practicality without compromising on style, making this entrance hall both functional. This study/snug, positioned on the front elevation, offers beautiful views of the estuary. Bathed in natural light, the space is perfect for quiet contemplation or productive work sessions, providing a picturesque backdrop that enhances the ambiance.

The stunning open-plan living/dining/family room, a true highlight of the property that exudes spaciousness and natural light. Stretching an impressive 45ft in length, the room features a striking pitched roof adorned with skylight windows, enhancing the airy atmosphere. With dual aspect windows, the front elevation offers picturesque estuary views, creating a serene backdrop for relaxation and entertainment. The cosy lounge area boasts a contemporary media wall and a wood-burning stove, perfect for cosy evenings in. Adjacent to this inviting space, the well-appointed kitchen is designed with functionality in mind, featuring a generous range of cabinets and sleek work surfaces. The stylish island unit not only provides additional preparation space but also accommodates bar stools, making it an ideal spot for casual dining. The kitchen is equipped with integrated appliances that blend seamlessly into the design, further enhancing the sense of light and space. Bi-folding doors elegantly open to reveal a spacious balcony, seamlessly connecting indoor and outdoor living, perfect for enjoying the beautiful surroundings. The well-appointed utility room offers practical space for laundry and storage, ensuring a seamless and organised household experience. From this space, stairs descend down to the double garage.

This exceptional ground floor accommodation boasts an array of thoughtfully designed bedrooms, offering both comfort and versatility. The third double bedroom provides ample space and features its own en-suite, ensuring convenience for guests or family members. Two additional double

bedrooms enhance the living experience, with the fifth bedroom uniquely complemented by a separate dressing room, providing an abundance of storage and organisation options. A well-appointed family bathroom on this level caters to the needs of the household, making mornings a breeze for busy families. The highlight of the ground floor is undoubtedly the master bedroom, a truly spacious retreat designed for relaxation. One side of this impressive room has been creatively utilised as a dressing area, allowing for a seamless blend of style and functionality. The master bedroom also benefits from its own en-suite bathroom, providing a private sanctuary for the homeowners. This harmonious combination of spacious bedrooms and well-designed en-suite facilities makes the ground floor an ideal living space for families and guests alike, ensuring everyone has their own comfortable haven.

Outside

The landscaped gardens that enhance the charm of this property, offering a perfect blend of relaxation and outdoor entertainment. The main garden area is laid to lawn, providing a lush and inviting space for family gatherings, children's play, or simply enjoying the tranquillity of nature. A timber decked raised terrace adds an elegant touch, creating an ideal spot for al fresco dining or unwinding with a book while basking in the sun. On one side of the house, a charming paved and timber decked terrace features attractive floral borders filled with vibrant flowering shrubs, adding colour and character to the outdoor space. This delightful area is perfect for hosting summer

barbecues or enjoying quiet evenings. Enhancing the garden's appeal is a delightful summerhouse, cleverly transformed into a bar, providing a unique and entertaining space for gatherings with friends and family. This garden sanctuary truly offers the ultimate outdoor lifestyle, perfect for both relaxation and entertainment.

The double garage is designed with both functionality and convenience in mind, offering ample space for two vehicles along with additional storage for tools and equipment. Well-equipped with plenty of power outlets and efficient lighting, it provides an ideal environment for hobbies, DIY projects, or simply keeping your vehicles safe and secure, making it a valuable asset to this exceptional property. The driveway provides off-road parking for at least two vehicles.

Raleigh Rise is located within close proximity to Portishead's traditional High Street, popular Lake Grounds and benefits from superb walks along the coastal path and fields which are close to hand. The area is also served by The Windmill, one of Portishead's most renowned public houses.

Goodman & Lilley anticipate a good degree of interest due to its location and the STUNNING accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: E

Services: Electric, Water, Gas & Mains Drainage.

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



- Coastal Detached Family Home
- 3226 sq. ft / 299.68 sq.m
- Front Line Coastal Position
- Five Double Bedrooms
- 45' x 12' Open-Plan Living/Dining/Family Room
- Generous Estuary Facing Balcony
- Three En-Suites & Dressing Rooms
- Panoramic Estuary & Welsh Hill Views
- Double Garage & Driveway



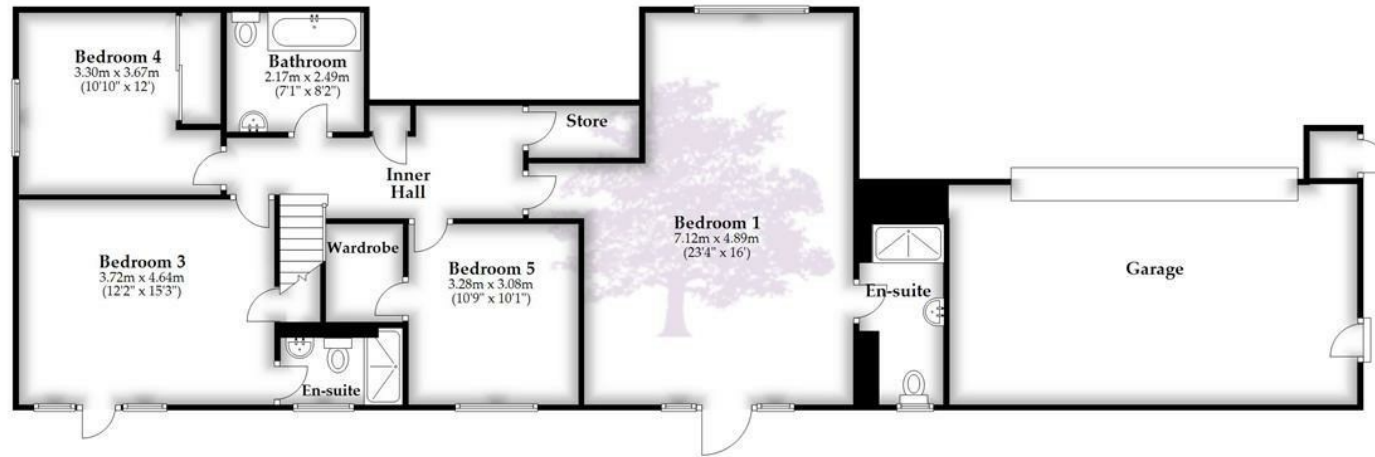


GOODMAN
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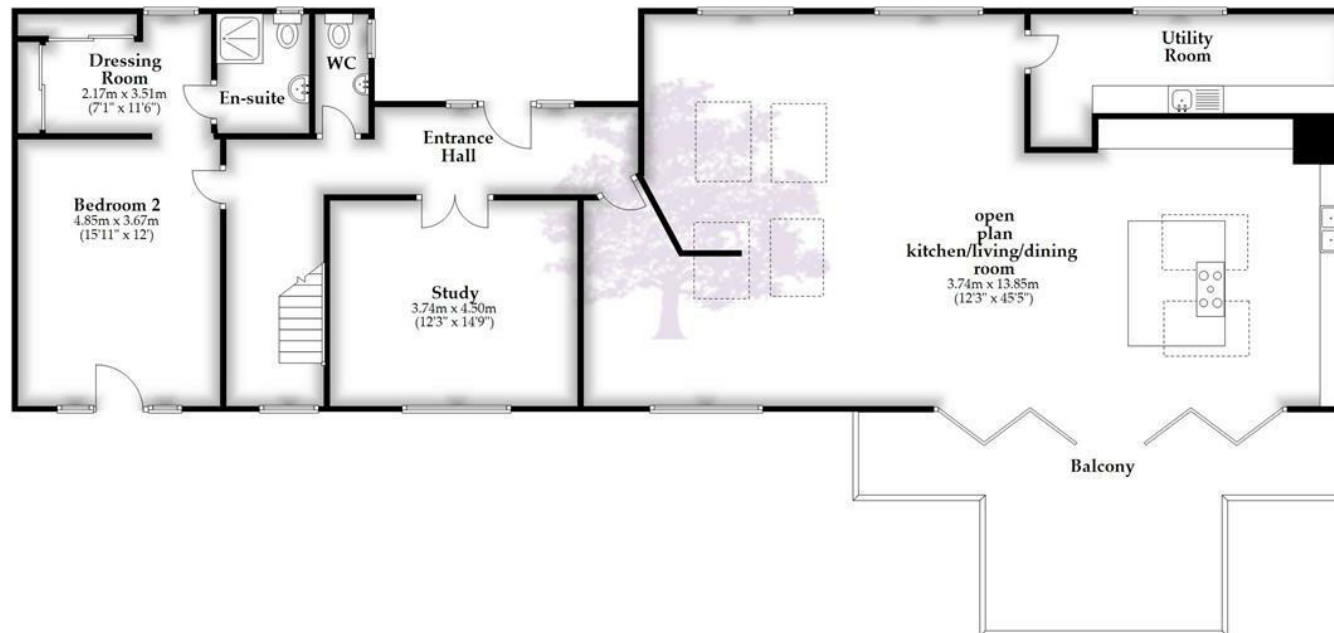
Ground Floor

Approx. 136.6 sq. metres (1470.2 sq. feet)



First Floor

Approx. 163.2 sq. metres (1756.3 sq. feet)



Total area: approx. 299.8 sq. metres (3226.6 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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