



67 WEST HILL,
PORTISHEAD, BS20 6LG

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 6LG

GUIDE PRICE
£550,000

Beautifully presented and thoughtfully extended, the property offers spacious and versatile accommodation arranged over two floors, perfectly suited to modern family living and enjoying pleasant views across the Gordano Valley.

Upon entering the property, an extended porch leads into a spacious and welcoming entrance hall, providing access to the principal rooms of the home. To the front is a generous living room featuring a charming wood-burning stove, creating a warm and inviting focal point, while a versatile study offers flexibility to be used as a home office or fourth bedroom. A well-appointed shower room, comprising shower, wash basin and WC, further enhancing the practicality of the ground floor.

To the rear of the property lies the impressive kitchen/dining room, a beautifully arranged and spacious area ideal for both everyday living and entertaining. The U-shaped kitchen is fitted with a range of eye and base level units, complemented by a breakfast bar and space for a dishwasher and cooker. The dining area flows seamlessly into a bright and airy sunroom, enhanced by a striking glass lantern roof and enjoying far-reaching views across the Gordano Valley. A separate utility room provides additional convenience and storage.

The first floor offers three well-proportioned double bedrooms, two to the front of the property and one to the rear, each designed with comfort and space in mind. Completing the accommodation is a stylish family bathroom, comprising a panelled bath, separate shower cubicle, wash basin and WC.

Garden

The rear garden is arranged over two levels and is a standout feature of the property. The upper level offers a patio and raised decked seating area, ideal for relaxing while enjoying the far-reaching views.

Steps lead down to the lower garden, which provides a well-kept lawn and a further decked terrace, perfect for entertaining and alfresco dining.

Garage & Driveway

The property further benefits from a single garage and driveway providing off-street parking for multiple vehicles.

Location

Situated on the desirable West Hill in Portishead, the property enjoys a convenient position within walking distance of local shops, a nearby bus stop and everyday amenities, while the town centre and vibrant Marina at the bottom of the hill offer a wide selection of shops, cafés, restaurants and bars. Portishead is a popular coastal town also providing supermarkets, leisure facilities and medical services, with scenic coastal walks and open green spaces close by, as well as excellent transport links to Bristol and the M5. The property further benefits from approved plans for a double-storey extension, offering an exciting opportunity to expand and enhance the home.

Agent Notes

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

Council Tax Band: E

Services: All mains services connected.

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



- Detached Family Home
- Separate Living Room
- Far Reaching Views

- Three/Four Bedrooms
- Enclosed Rear Garden
- Prime Portishead Location

- Open Plan Kitchen Dining Room
- Approx. 1317 Sq.Ft





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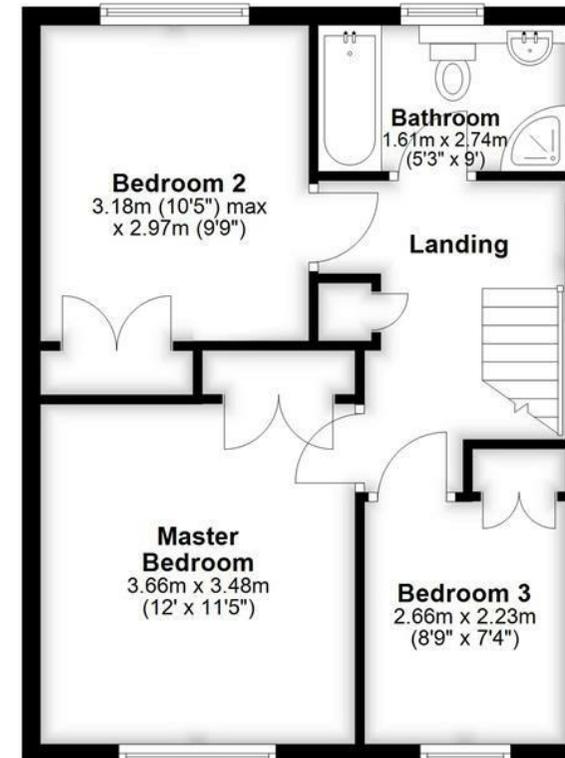
Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 122.4 sq. metres (1317.1 sq. feet)

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