



15A VALLEY ROAD,
PORTISHEAD, BS20 8JU

GOODMAN
& LILLEY







15A VALLEY ROAD

PORTISHEAD BS20 8JU

GUIDE PRICE
£650,000

Set well back from the road down a private driveway, this impressive four-bedroom detached family home sits on a generous and secluded plot, offering exceptional privacy and exciting potential for further enhancement.

On entering the property, you are welcomed by an entrance porch that leads into a spacious, light-filled entrance hall, with doors opening to the principal ground floor rooms. To the front elevation lies the dual-aspect dining room, featuring glazed French doors that flow into a well-appointed living room with windows and patio doors opening directly to the rear garden.

Across the hall, a family bathroom provides access to the fourth bedroom/snug—configured to suit the current owner's needs, but offering scope for reconfiguration by the next owner. Spanning the rear of the property is a generously sized kitchen/dining room, which opens into a side conservatory/utility room with plumbing for a washing machine.

Upstairs, the first floor offers three double bedrooms and a second family bathroom, providing ample space for a growing family. Each room enjoys pleasant views and generous proportions, offering comfort and flexibility for a variety of lifestyle needs.

Outside, the property is approached via a private driveway offering ample parking and access to a double garage. The rear garden is a standout feature—extensive, private, and beautifully established, with mature apple and pear trees and a large lawned area ideal for children, entertaining, or simply relaxing. Given the size of the plot, the property offers excellent potential for extension to the side and rear, subject to the necessary planning permissions, making this a perfect long-term family home with room to grow.

Location

Valley Road is situated on the desirable western fringes of Portishead, enjoying a semi-rural setting with open farmland adjoining the area, offering a peaceful backdrop while remaining well-connected. The location provides excellent access to Clevedon, the M5 motorway, and is just a short drive from Portishead's vibrant High Street, the picturesque Marina, and the popular Lake Grounds. Families will appreciate the proximity to well-regarded schools, including High Down Infant and Junior School, with Gordano School located conveniently at the end of the High Street. A key attraction for the area is the highly anticipated new railway line, set to provide direct connections between Portishead and Bristol, further enhancing its appeal for commuters.

Useful Information

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 Gas, Electric, Water, Drainage

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

- Detached Family Home
- Double Garage & Private Driveway
- Further Potential To Extend (STP)
- Viewing Highly Advised
- Three/Four Double Bedrooms
- Large Rear Garden
- No Onward Chain
- In Need Of Modernisation
- Fringes Of Portishead
- Approximately 1902 SQ FT





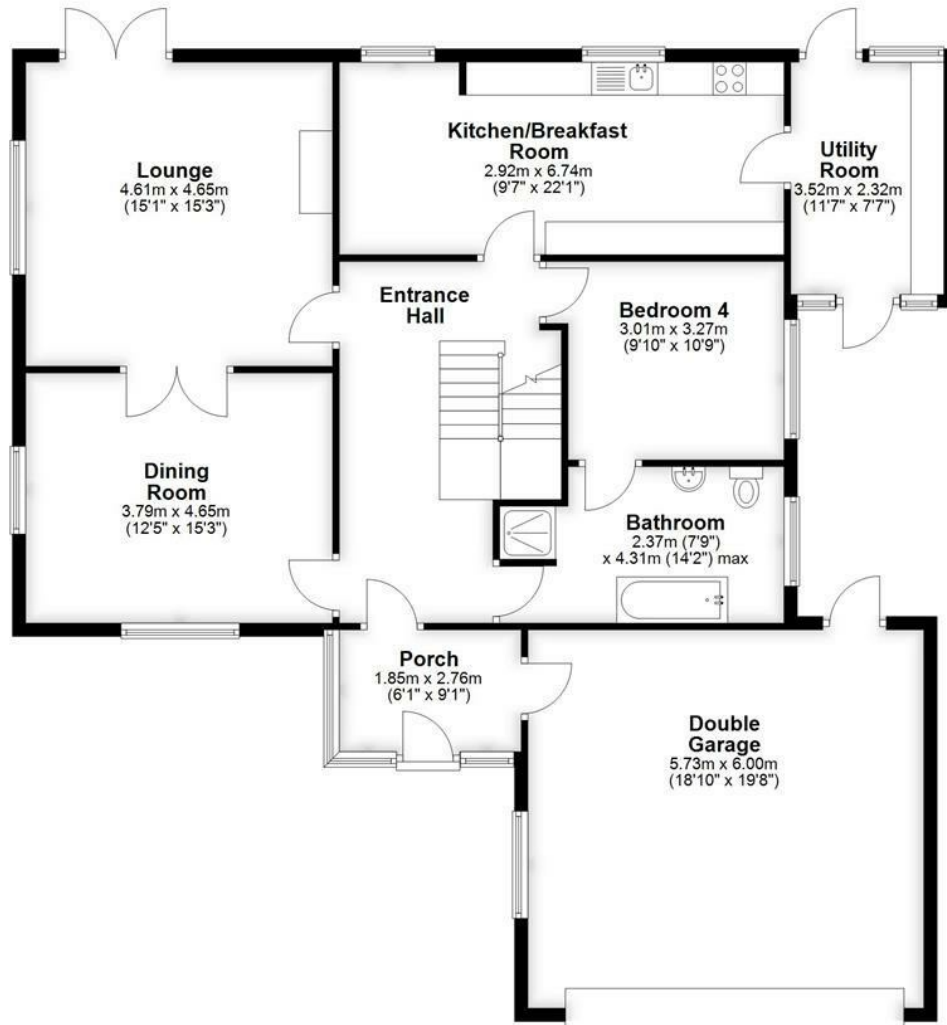


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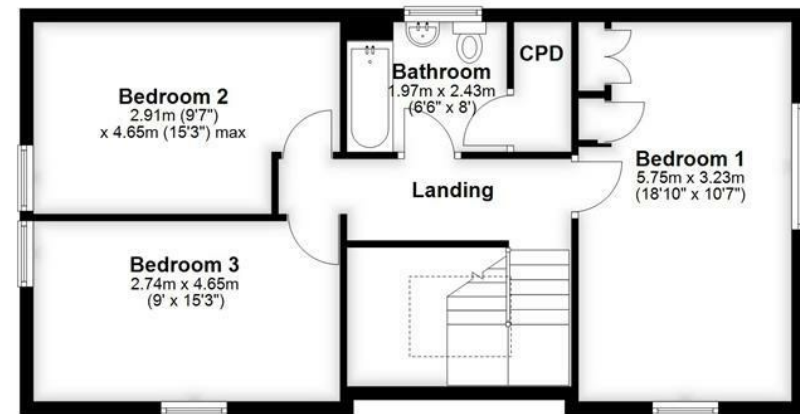
Ground Floor

Approx. 111.5 sq. metres (1200.0 sq. feet)



First Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Total area: approx. 176.7 sq. metres (1902.2 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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