GOODMAN & LILLEY



3 OLD PRIORY ROAD

BS20 0PB



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- Substantial contemporary living of over 3,000 sq. ft
- Striking Exterior Appeal
- Meticulously designed Kitchen-Diner Kitchen / Dining Area
- Beautiful herringbone flooring and a wood-burning stove
- Four High-End Bathrooms
- Luxurious Accommodation: Four double bedrooms
- Impressive principal suite with an en-suite.
- Private Leafy Grounds
- Ample Parking & Storage
- Desirable Village Setting

SUMMARY

A triumph of contemporary architectural design, offering an exceptional lifestyle of privacy, style, and sophistication. Spanning approximately 3,073 sq ft of refined living space, this remarkable residence seamlessly balances expansive open-plan entertaining areas with serene, high-specification private quarters.

LOCATION

Old Priory Road enjoys a private position within a quiet enclave of Easton-in-Gordano, a sought-after village where the countryside begins and Bristol is never far away. The surrounding lanes are lined with substantial detached homes, set behind mature hedgerows and established trees.

Bristol city centre is around six to seven miles away, typically a 20 to 25 minute drive outside peak hours, and Junction 19 of the M5 is close by. Bristol Airport is approximately 12 miles distant, reached in around 25 to 30 minutes by road. Looking ahead, the Portishead railway line is scheduled to reopen in 2028 with a new station at neighbouring Pill, bringing an hourly direct service to Bristol Temple Meads in around 25 minutes.

The area is well served for families, with Crockerne and St Mary's Church of England Primary Schools close by and Gordano School, rated Good by Ofsted, in nearby Portishead. Bristol's leading independent schools are also within easy reach. For leisure, Leigh Woods, the Ashton Court Estate and the Clifton Suspension Bridge are a short drive away, while Portishead's marina, Lido and waterfront provide a good choice of cafés and restaurants, with Tyntesfield close by for weekend outings.

























DESCRIPTION

A contemporary home of real architectural presence, the property is distinguished by its crisp white elevations, a striking natural stone gable and a handsome slate roof. Well thought out and the beautifully composed accommodation unfolds across two floors, complemented by a garage and outbuilding.

Warm herringbone oak underfoot sets the tone for the ground floor. The principal reception room is generously proportioned and centered on a contemporary wood-burning stove, with glazed doors opening to the terrace so the garden becomes part of the room. From here the house flows into its centerpiece: a magnificent kitchen and dining room extending to over 29 ft. Bespoke cabinetry in deep, inky blue is paired with a marble-topped island, a range cooker and a concealed wine cooler. Above, a glazed roof lantern floods the space with natural light throughout the day. It is a room made for both the quiet rhythm of family life and entertaining on a grand scale.

A private study offers a refined setting for working from home, and a well-appointed ground-floor shower room completes this level.

Upstairs, the principal bedroom suite is a true sanctuary. Vaulted ceilings, Velux windows and oak flooring create a bright, airy space, with discreetly integrated storage and a luxurious en-suite shower room finished in large-format stone-effect tiling, stone vanity and wall-hung sanitary-ware. Three further bedrooms each enjoy their own character, with sculpted rooflines and abundant natural light, and are served by a beautifully finished family bathroom with a deep bath, stone-effect surround and oak vanity. Throughout, the quality of materials and the restraint of the detailing speak of a home designed with considerable care.

OUTSIDE

The approach sets the tone. A sweeping Cotswold buff gravel driveway curves towards the house, providing ample private parking and a fine sense of arrival. The attached garage offers secure parking or flexible storage, and a detached log store and outbuilding provide further practical space.

To the rear, a broad stone-paved terrace spans the back of the house, opening directly from the principal living spaces. Sheltered by a retractable awning, it is a wonderful setting for long summer lunches and evening gatherings. Beyond, a sweeping lawn is framed by established borders, mature specimen trees and neatly clipped hedging, creating a garden of exceptional privacy and quiet beauty, with colour through every season. A greenhouse and productive vegetable beds add a charming, practical touch for the keen gardener.

MATERIAL INFORMATION

Tenure: Freehold

Local Authority: North Somerset Council

All mains services connected

Viewing arrangements are strictly by appointment through Goodman & Lilley













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FLOORPLAN



FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
3078.00 SQ_FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 3

BEDROOMS: 4

BATHROOMS : 4

FREEHOLD

Goodman & Lilley

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