



ASHANTI BELTON ROAD,
PORTISHEAD, BS20 8DR

GOODMAN
& LILLEY







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PORTISHEAD BS20 8DR

GUIDE PRICE £730,000

Located in a prime position in one of Portishead's highly regarded roads is this detached, waterside bungalow enjoying exquisite uninterrupted views of the Bristol Channel and the Severn Crossings.

On entering the property you are greeted with a generous entrance hall, and an impressive circulation space with access to all of the main reception rooms and bedrooms. The spacious dining/family room is a good sized room with doors leading out to the conservatory which showcases the breath-taking view, and is ideal for watching the ships sailing by. The kitchen/breakfast room faces the estuary, and interacts beautifully with the conservatory. A south facing courtyard can also be accessed via French doors from the kitchen and provides a quiet, private place to dine al fresco in the warmer summer months. The living room is accessed from the dining/family room. It has windows on three sides, with the most beautiful estuary views, down-river to Cardiff, and up-river to the Severn Crossings. The good-sized bedrooms are located to the front of the property and are served by a family bathroom and a shower room.

The gardens are the crowning feature of this wonderful property. They are on the sea side of the property and enjoy a sunny orientation with spectacular panoramic views of the estuary and the Welsh hills in the distance. The gardens are predominantly laid to lawn and raised decking with established borders holding an array of deep planted flowering shrubs. A private, south-facing courtyard garden provides another quiet place to sit. A garage and driveway provides ample off-road parking and the property also has a secondary driveway with parking for one vehicle.

2002 planning permission was granted for two bedrooms in the loft

Location

Portishead has seen great investment over the last five years, adding to its popularity and facilities which include a stunning Marina, Waitrose supermarket, a recently refurbished Lido as well as a number of small boutiques, eateries and larger facilities. Portishead is increasingly popular with families and couples alike of all ages who embrace the outdoor life, many taking advantage of the good schools, golf course, coastal walks as well as access to the M5 motorway network at junction 19. For commuters Bristol city centre is 10 miles away and Bristol Temple Meads or Parkway are used for high speed train links to London Paddington in 90 minutes. Bristol International airport is some 12 miles to the south of the property.

Accommodation Comprising:

Entrance Hall

A secure uPVC double-glazed window and entrance door combination opens into the spacious entrance hall. A loft hatch gives access to roof space which has been boarded and insulated. A useful walk-in cupboard has a door leading into the kitchen.

Dining/Family Room

(17'6" x 16'6")

A good-sized room, light and airy in its appearance which nicely adjoins the living room and has multi-paned sliding doors to the conservatory. It has a uPVC double-glazed window to the front and is warmed by radiators.

Conservatory

(17'8" x 11'7")

The conservatory is of uPVC double glazed construction with a pitched roof. It has a uPVC double-glazed French door to the sun terrace, a door to the entrance hall, lights, power and a radiator.

Kitchen/Breakfast Room

(15'8" x 11'6")

The kitchen is fitted with a matching range of modern cream fronted cupboards with a wood effect worktop. It had a 1 + 1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in eye-level electric fan assisted oven, a built in microwave and conventional oven, built-in four ring induction hob with extractor hood over, vertical radiator, walk-in storage cupboard, uPVC double glazed French door to the rear courtyard.

Living Room

(17'5" x 16'6")

A spacious, welcoming room enjoying a triple aspect affording the most stunning estuary views up-river towards the Severn Crossings, and down-river to Cardiff. It has an Optimyst log-effect electric fireplace with marble surround, two radiators and a TV point.

Master Bedroom

(11'5" x 9'8")

Has a uPVC double-glazed window to front aspect, radiator.

Bedroom Two

(11'6" x 10'2")

Has a uPVC double-glazed window to front aspect, radiator.

Bedroom Three

(15'6" x 8'8")

Has double glazed windows to both the front and the rear aspects, radiator.

Family Bathroom

Fitted with four-piece suite comprising; low-level WC, deep panelled bath, vanity wash hand basin with cupboard beneath, recessed tiled shower enclosure with glass screen, tiled splashbacks, cupboard for washing machine, extractor fan and sky-light.

Shower Room

Fitted with three piece suite comprising; low-level WC, recessed tiled shower enclosure with glazed shower screen, pedestal wash hand basin, extractor fan, tiling to splash prone areas, light tunnel.

Gardens & Grounds

The gardens are the crowning feature of this wonderful property. They lie to the sea side of the property and enjoys a sunny orientation with spectacular panoramic views of the estuary and the Welsh hills in the distance. The gardens are predominantly laid to lawn and raised decking with established borders growing an array of deep-planted flowering shrubs. Enjoying a high degree of privacy, is a private,

south-facing courtyard garden conveniently accessed by French doors from the kitchen/breakfast room and provides another place to sit back and enjoy the sun.

Garage & Driveway

(15'6" x 9'9" maximum measurement)

A garage and driveway provides ample of road parking and the property also features a secondary driveway secured by timber gates, leading to a further parking space. The garage is approached over a tarmacadam driveway providing off-road parking for several vehicles. The garage is accessed by an electric up-and-over door. It has cabinets, power and light, a roof storage area, and a door to the courtyard to the rear.



- Detached Coastal Bungalow
- Estuary & Welsh Hill Views
- Gardens & Grounds
- No Onward Chain
- Three Double Bedrooms
- In Excess Of 1,850 sq ft
- Garage & Driveways
- Two Reception Rooms And Large Conservatory
- Prime Residential Address
- Further Development Potential



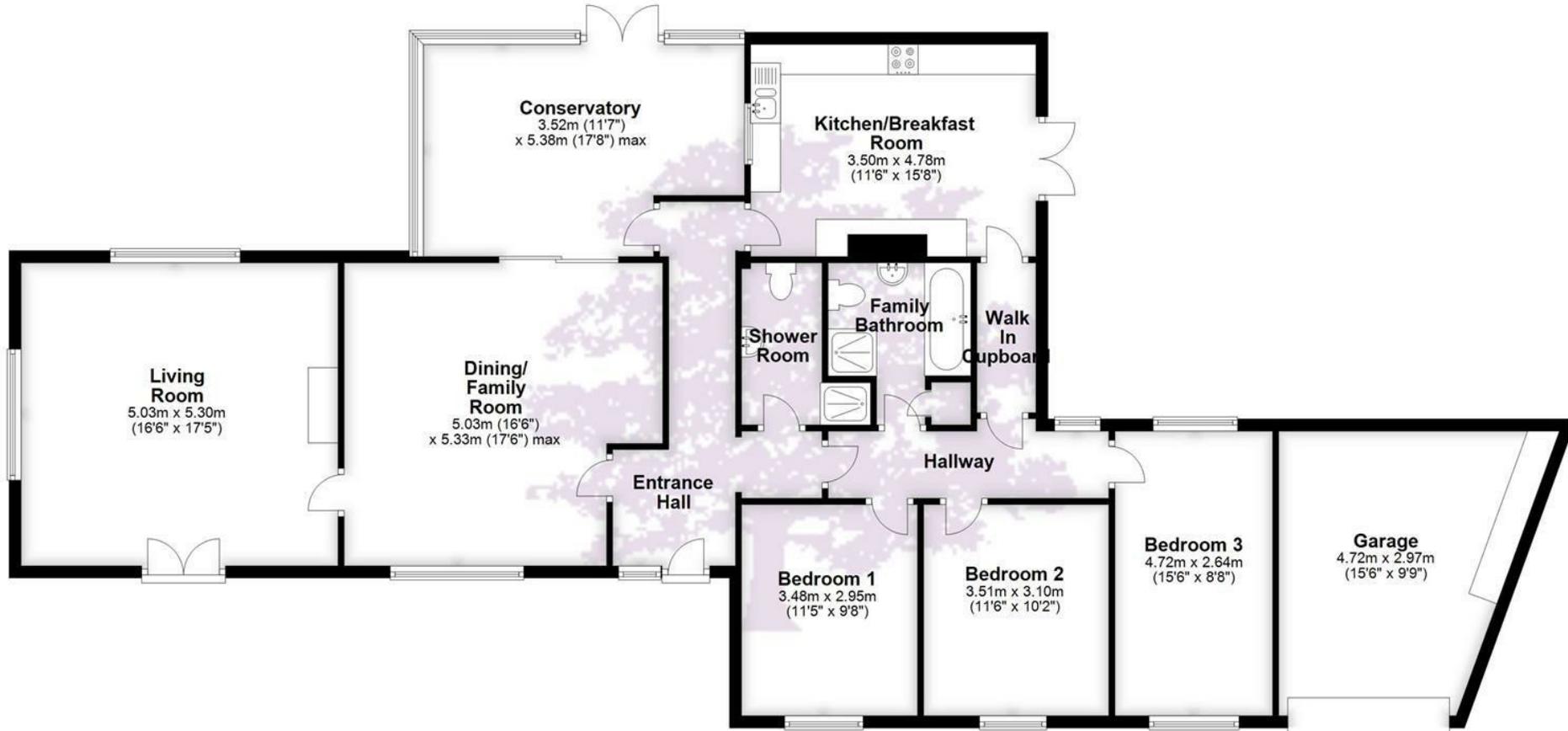


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Ground Floor

Approx. 171.9 sq. metres (1850.6 sq. feet)



Total area: approx. 171.9 sq. metres (1850.6 sq. feet)

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