



THE TRANSEPT 6 WOODHILL ROAD,
PORTISHEAD, BS20 7QW

GOODMAN
& LILLEY



AN EXCEEDINGLY RARE OPPORTUNITY TO ACQUIRE A PERIOD, THREE BEDROOM TOWN HOUSE EXUDING A WEALTH OF CHARACTER AND CHARM WITHIN THIS LANDMARK BUILDING ON THE HIGHLY REGARDED WOODHILL ROAD.

Offering 1,373 Sq. Ft of living accommodation arranged over four floors with classic church architectural features that include marble columns, stone arches & corbels, full height ceilings and a large rose stained glass window that certainly is a conversational piece whilst hosting dinner parties. The other unique feature of this fine property has to be the master bedroom which features its own private roof terrace affording spectacular, elevated views of Portishead and towards the Gordano Valley to the south.

The convenient location makes it the ideal choice to a variety of purchasers with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer including a selection of bars and restaurants to enjoy in both locations. The professional buyer will warm to the ease of access to the M5 and the close proximity to the nearby Lake Grounds, Marina and the traditional high street.

Offering a unique opportunity within this spectacular church conversion and within walking distance of the High Street & Lake Grounds; Accordingly, Goodman & Lilley anticipate a good degree of interest. 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: Share Of The Freehold

Warranty: Remainder Of BLP House Warranty (Approximately 6 years)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

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

Accommodation Comprising:-

Entrance Hall

On entering the property you're greeted with an impressive entrance hall with exposed stone walls and architectural church features setting the tone, cupboard, cupboard with attractive stained glass insert, housing wall mounted gas fired combination boiler serving heating system and domestic hot water with additional shelving, radiator, under-stairs storage cupboard, double panel radiator, the hallway around to the staircase that rises to the first floor landing.

First Floor Landing

Stairs rising to the second floor landing, door to kitchen/dining room.

Kitchen/Dining Room

A contemporary styled fitted kitchen fitted with a matching range of modern white fronted base and eye level units with underlighting, drawers and worktop space over, stainless steel sink with mixer tap, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, recessed ceiling spot lights, oak flooring, open-plan to living room with a wonderful natural stone archway with the sun light streaming through the impressive rose window.

Utility Room

Fitted with a matching range of modern white fronted base units with worktop space over, stainless steel sink unit with single drainer unit and mixer tap, extractor fan, plumbing for washing machine, heated towel rail, oak flooring, door to:-

Cloakroom

Fitted with two piece modern white suite comprising; low-level, wash hand basin, extractor fan, tiled splashbacks, oak flooring.

Living Room

Undoubtedly the main feature of the room is the stained glass rose window which lies on the east elevation of the building, four other classic church architectural windows lie beneath the rose window making this room incredibly light and airy. The impressive high ceiling provides a sense of space with natural stone walls adding a sense of charm. The room is warmed by a double panel radiator and finished with oak flooring, open-plan to the kitchen with an imposing stone arch naturally separating the two rooms.

Second Floor Landing

With natural stone walls rising up to a full height, feature stone arch with shelves, door to accommodation, stairs rising to master bedroom suite.

Bedroom Two

Window to side, window to front.

Bedroom Three

With natural stone walls with exposed timber lintels, roof skylight, three internal port hole windows to front providing natural light, radiator.

Family Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with separate shower attachment over, mixer tap and folding glass screen, vanity wash hand basin with base cupboard, under, mixer tap, tiled splashback and shaver point and low-level WC, extractor fan, heated towel rail.

Master Bedroom

The master bedroom is beautifully designed and oozes charm with features that include white washed beamed ceiling timbers with detailed carved arches, two radiators, three skylights flood the room with natural light with additional double glazed doors opening to the roof terrace.

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, shower enclosure with glazed shower screen, vanity wash hand basin with cupboard beneath, tiling to splash prone areas, radiator.

Roof Terrace

With glazed doors opening to the roof terrace with ample space for a table and chairs providing an ideal space to sit back and enjoy the wonderful, elevated views to the north and south of the town.

Outside

The property also features a patio area which is laid to low maintenance gravelling and provides an designated space to sit back and enjoy.

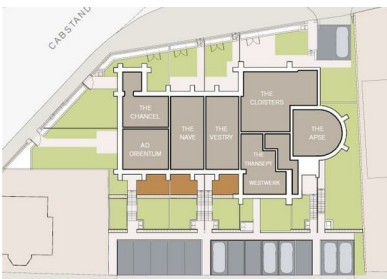
Allocated Parking

Located to the front of the property providing allocated parking for two vehicles.

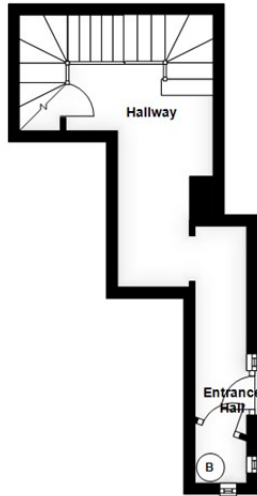
- Period Town House
- Church Conversion
- Private Roof Terrace
- Church Architectural Features
- Three Double Bedrooms
- 1,373 Sq. Ft Living Space
- Convenient Location
- Allocated Parking Spaces



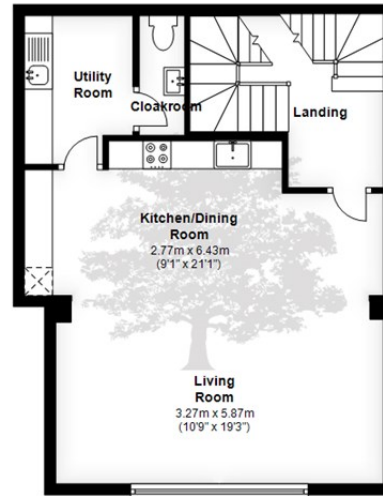
GUIDE PRICE £475,000



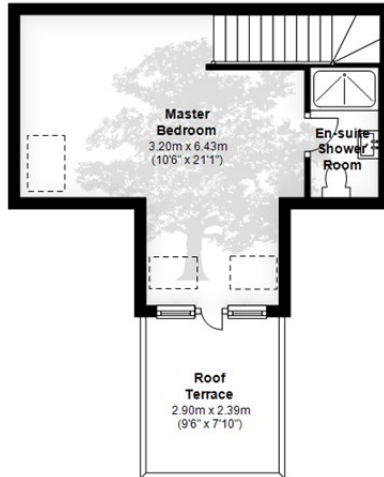
Ground Floor
Approx. 15.9 sq. metres (170.9 sq. feet)



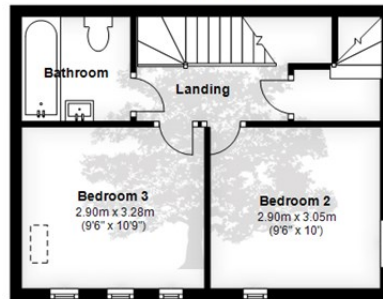
First Floor
Approx. 54.7 sq. metres (589.3 sq. feet)



Third Floor
Approx. 25.6 sq. metres (275.9 sq. feet)



Second Floor
Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 127.6 sq. metres (1373.0 sq. feet)

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