



TALLIS HOUSE WOODLANDS ROAD,  
PORTISHEAD, BS20 7HF

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GOODMAN  
& LILLEY







# TALLIS HOUSE WOODLANDS ROAD

## PORTISHEAD BS20 7HF

# GUIDE PRICE

## £2,500,000

Original. Dramatic. Seamlessly integrated. Every element of this remarkable residence is designed to enhance its surroundings. Expanses of floor-to-ceiling glass dissolve the boundaries between interior and exterior, allowing light, seascape, and seasonality to take centre stage. Rendered elevations and a distinctive architectural roof form make this home both innovative and timeless. It is a masterclass in design—elegant yet bold, sophisticated yet grounded—crafted to complement the ever-changing beauty of its setting.

As you step through the oversized, patina-finished front door, you're welcomed into a striking entrance hall where soaring ceilings and polished concrete floors immediately establish a bold, contemporary aesthetic. This space is as practical as it is beautiful, offering discreet storage for coats and shoes while setting the tone for the exceptional design that follows.

Glazed double doors reveal the heart of the home — a breathtaking kitchen, dining, and family room. This architectural centrepiece is crowned by a dramatic oversized lantern roof, with floor-to-ceiling windows that perfectly frame awe-inspiring views across the Estuary. A bespoke window seat invites you to pause and take in the ever-changing landscape, making this room not just a triumph of design but a place to truly live.

The kitchen is a showcase of refined design and premium specification, centred around a suite of Fulgor Milano Italian oven and microwave combination oven with warming drawer—an exceptional choice for culinary enthusiasts. Integrated appliances from Fisher and Paykel and Bora elevate the space, while bespoke cabinetry from Schmidt creates a clean, architectural feel. A concealed walk-in pantry adds further practicality and elegance, with additional work surfaces, storage, and integrated appliances tucked neatly away.

At the heart of the kitchen, a striking central island crafted from Dekton offers both beauty and function. Thoughtfully positioned to enhance flow and sociability, the island incorporates a state-of-the-art Bora professional induction hob and integrated Japanese hotplate, with a sleek Bora professional extraction system seamlessly embedded—ensuring a clean, minimalist finish.

Flowing effortlessly from the kitchen, the dining area is bathed in natural light, enhancing the sense of openness and calm that defines the entire space. Generously proportioned, it offers the perfect setting for both intimate dinners and larger gatherings. Tucked elegantly into the corner of the home, the sitting room offers a more intimate retreat while still embracing the dramatic setting. With direct access to the wrap-around balcony, this beautifully positioned space enjoys uninterrupted, panoramic views across the estuary. A discreet cloakroom and communications cupboard are seamlessly integrated into the layout, alongside a

thoughtfully designed home office. From this space, a bespoke oak staircase makes a bold architectural statement, set against a striking, hand-designed feature wall that adds both texture and artistry to the home's interior narrative.

Descending to the lower ground floor, the home continues to impress with three beautifully appointed bedrooms, each designed to maximise privacy, comfort, and the stunning natural surroundings. The principal suite is a true sanctuary, positioned to capture uninterrupted views across the estuary through expansive glazing. A bespoke dressing room is elegantly tucked away, offering ample hanging areas, integrated drawers, and concealed storage—all crafted to maintain the home's clean, sophisticated aesthetic. The luxuriously appointed en suite features twin 'His & Hers' vanity sinks and a sculptural freestanding chrome bath—perfectly placed to take in the dramatic coastal panorama. The second bedroom is generously proportioned and benefits from its own elegant en suite, while the third bedroom also enjoys breathtaking estuary views and a stylish en suite.

On the garden level, a remarkable sense of space and light unfolds. The living room is beautifully appointed—a relaxed yet refined environment designed for both everyday living and elegant entertaining. With a cosy wood-burning stove, soft textures, and direct garden access, the space exudes comfort while embracing architectural drama.

Open-plan to this space is a bar and entertainment

area, complete with granite surfaces—an ideal setting for casual gatherings with family and friends. A discreet door leads into the well-equipped utility room, featuring integrated appliances, ample storage, and a convenient laundry chute from the floors above. From the inner hall, the fourth estuary-facing bedroom is generously proportioned, with a contemporary en suite that upholds the home's exceptional standard of finish.

The detached double garage, uniquely constructed on stilts to accommodate the sloping site, is equipped with light and power and features an automatic, remote-operated garage door. Additional parking is available in front of the garage and on the separate parking deck at the side of the house, ensuring both practicality and architectural integrity.

All window sills throughout the home are granite, adding another layer of sophistication and continuity to the interior design. Underfloor heating throughout the property and the latest air source heat pump system provide efficient, sustainable comfort year-round.

### Outside

Outside, doors from the garden-level living room open out to a beautifully landscaped outdoor space. Natural stone walling and sleek glazed balustrades allow uninterrupted coastal views. Designed with a low-maintenance lifestyle in mind, the garden features stone chippings, a tranquil water feature, and elegantly retained

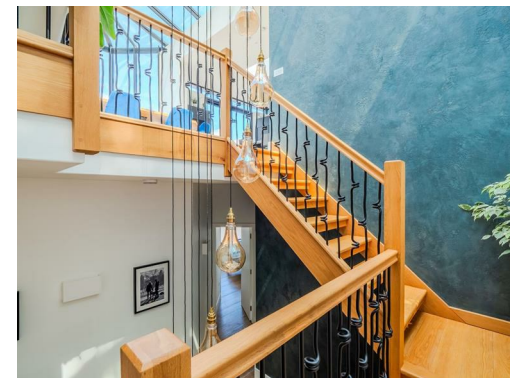
borders—perfectly complementing the home's modern aesthetic. A pathway from the main garden leads to a secondary outdoor area featuring an outdoor kitchen and gym area, thoughtfully positioned to take full advantage of the panoramic estuary views.

### Garage & Driveway

The detached double garage, uniquely constructed on stilts to accommodate the sloping site, is equipped with light and power and features an automatic, remote-operated garage door. Additional parking is available in front of the garage and on the separate parking deck at the side of the house, ensuring both practicality and architectural integrity.

### Location

Woodlands Road is enviably positioned within the prestigious Eastwood Conservation Area, just a short stroll from the seafront, the much-loved open-air pool, and the picturesque Lake Grounds. Its location also offers easy access to Portishead Marina—a vibrant waterside destination home to an array of stylish bars, restaurants, and attractions—alongside the town's charming Victorian High Street with its boutique shops and cafes. For those commuting or travelling further afield, excellent transport links include swift access to the M5 motorway via Junction 19, connecting to both the North and South. Bristol International Airport, located nearby in North Somerset, provides a comprehensive selection of national, European, and select long-haul flights, making international travel both convenient and accessible.



- Architecturally striking contemporary home with floor-to-ceiling glazing and panoramic estuary views
- Multiple luxurious living spaces across three floors, including a garden-level lounge with wood-burning stove and bar/kitchen
- Ingeniously engineered double garage & Parking
- Stunning open-plan kitchen/dining/family room with oversized lantern roof
- Four spacious bedrooms, each with en-suite, including a principal suite with dressing room, chrome freestanding bath, and estuary-facing floor-to-ceiling window
- Bespoke Schmidt kitchen including Fisher and Paykel, Bora, and Fulgor Milano Italian appliances.
- Landscaped gardens with glazed balustrades, water feature, and low-maintenance design plus a separate outdoor gym area & kitchen area



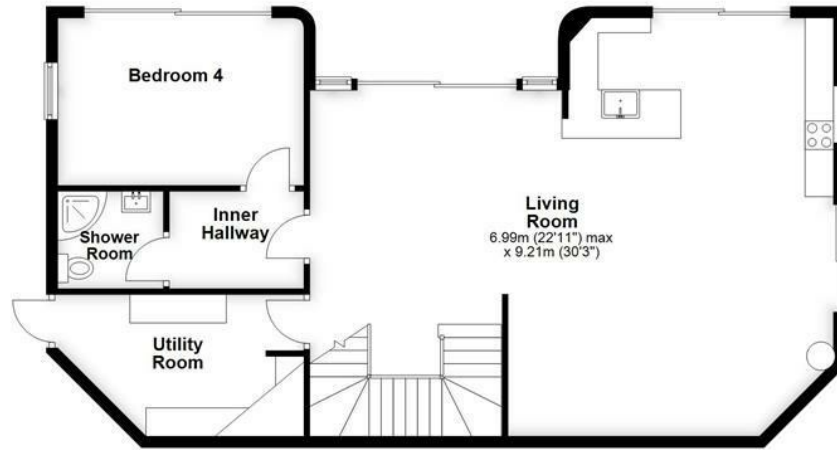


GOODMAN  
& LILLEY



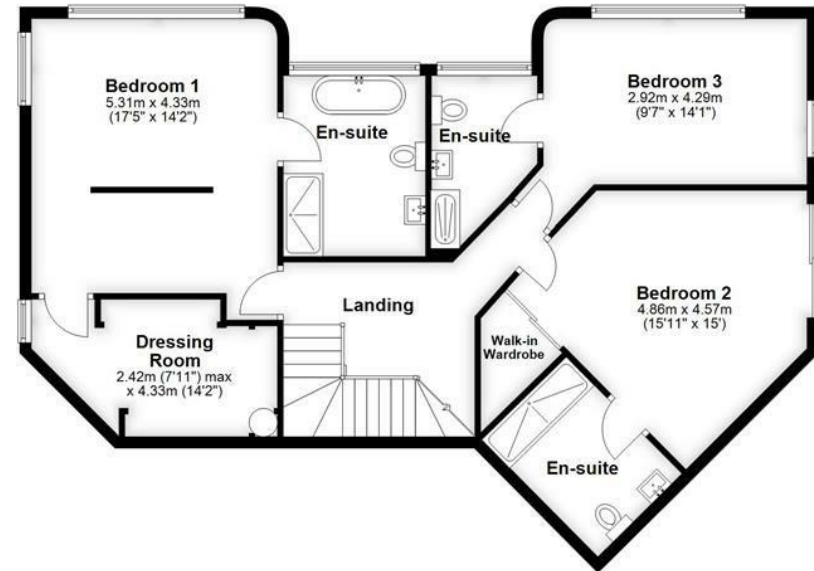
**Garden Level**

Approx. 92.5 sq. metres (996.1 sq. feet)



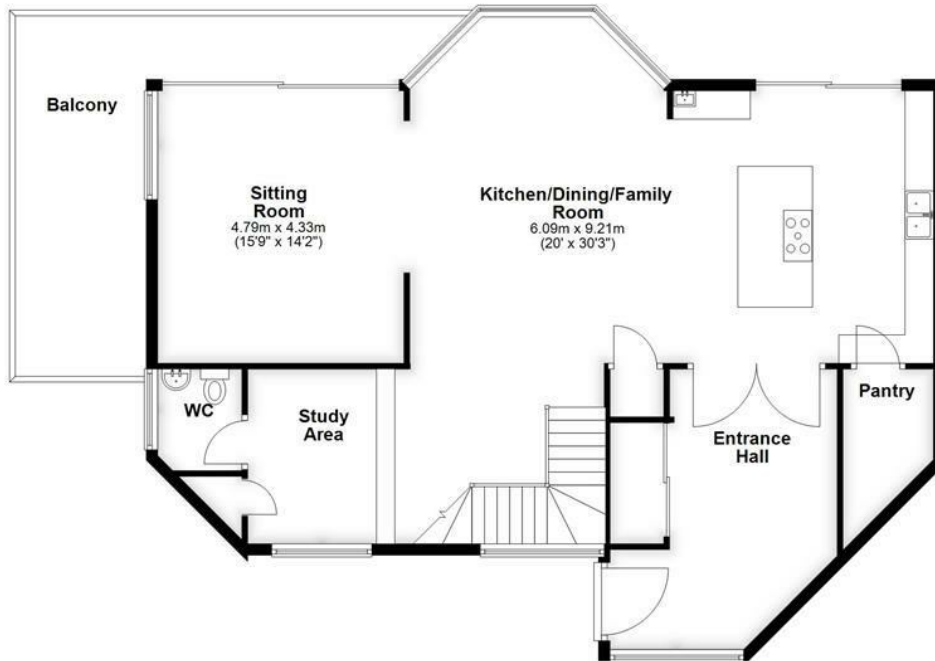
**Lower Ground Floor**

Approx. 97.9 sq. metres (1054.1 sq. feet)



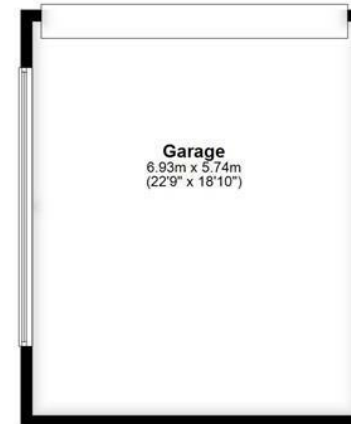
**Entrance Floor**

Approx. 113.7 sq. metres (1223.6 sq. feet)



**Garage**

Approx. 39.6 sq. metres (428.3 sq. feet)



Total area: approx. 344.0 sq. metres (3702.3 sq. feet)

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