

6 TYNINGS CLOSE, EASTON-IN-GORDANO, BS20 0FH

GOODMAN & LILLEY



6 Tynings Close

Easton-in-Gordano BS20 0FH

- Prime position within an exclusive gated community
- Outstanding open-plan kitchen, dining and living space
- Three En-suite bedrooms
- South-west facing paved patio with slide-and-stack glazed doors
- Approximately 3 acres of land
- Pleasant countryside views to three sides
- Luxury bespoke kitchen with granite worktops and premium appliances
- Two first-floor bedrooms with walk-in wardrobes
- Detached double garage, driveway and aluminium greenhouse
- Exceptional energy efficiency with solar PV, air source heat pump, underfloor heating and heat recovery ventilation

Location

Situated on the northern edge of the picturesque Gordano Valley, Tynings Close is surrounded by stunning countryside and areas of natural beauty. The Avon Wildlife Trust reserves at Hails Wood and Priors Wood are just a short distance away — with the latter renowned for its enchanting bluebell walk each spring. The area is highly regarded for its excellent schooling, offering both state and independent options including St Mary's Primary School, St Katherine's School and The Downs Preparatory School; all within easy reach.

Located within the North Somerset boundary, this sought-after semi-rural setting offers a wonderful balance of countryside tranquillity and city accessibility. So much so that it has previously been featured on Kirstie Allsopp's "Best of Both Worlds" on Channel 4, highlighting its appeal to those seeking space and serenity without compromising on convenience.

The area enjoys superb connectivity, being just four and half miles west of Bristol and easily accessible to Clifton Village, Portishead, and the M5 motorway. Residents benefit from a welcoming community atmosphere, a historic parish church, local shops, traditional pubs, and a network of scenic footpaths and bridleways perfect for walking and cycling. Major transport links including the M4/M5 interchange (junctions 19 and 20) are close by, while Clifton Village — with its vibrant mix of boutiques, cafés, and restaurants — is just a short drive away via the iconic Clifton Suspension Bridge. Nearby Portishead also offers a wide range of amenities, including supermarkets, marina-side eateries, and leisure facilities.

For leisure and days out, local highlights include the National Trust's Tyntesfield Estate, an impressive Victorian Gothic-Revival mansion set within beautiful parkland, and the ever-popular Noah's Ark Zoo Farm, both easily accessible along the B3128.

Goodman & Lilley are delighted to present Tynings Close to the market — To arrange your private viewing, please contact our team today on 01275 403660

Summary

A superb modern energy-efficient home with open-plan living, high-end appliances, three en-suite bedrooms, underfloor heating, solar PV, air-source heat pump, and excellent insulation. Includes double garage, greenhouse with 3 acres of land and countryside views within gated community.



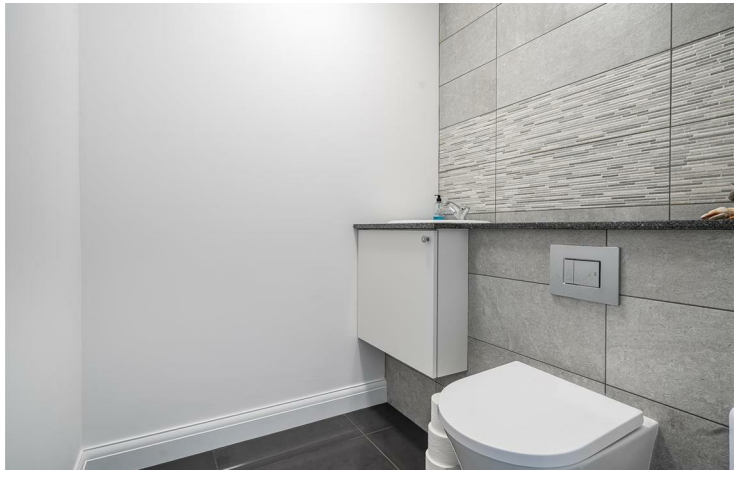
















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Description

Set in a prime position within an exclusive gated community, this beautifully appointed home enjoys pleasant countryside views to three sides and offers stylish, versatile accommodation arranged over two floors. The ground floor is centred around a superb open-plan living space, designed for both everyday comfort and entertaining. At its heart is a luxury bespoke kitchen fitted with granite worktops and a comprehensive range of high-quality integrated appliances, including a Neff Circotherm oven with Hide & Slide door, Neff oven/microwave, Neff 900mm induction hob, Faber filtration cooker hood, Liebherr tall fridge, Liebherr under-counter self-defrosting freezer, Caple wine chiller and Fisher & Paykel two-drawer dishwasher.

The dining and sitting areas are wonderfully bright and airy, with windows to two sides and white aluminium slide-and-stack glazed doors to the third elevation, opening south-west onto a paved patio and creating a seamless connection with the outside space. A rear hallway, accessed from both the kitchen and sitting room, provides access to a guest cloakroom, Bedroom 1, plant room, utility room with space for a washing machine, tumble dryer and tall freezer, as well as the back door and staircase rising to the first floor. Upstairs, there are two further well-proportioned bedrooms, each served by its own en-suite bath or shower room. The two first-floor bedrooms also benefit from fitted bedroom furniture and walk-in wardrobes, enhancing both practicality and appeal.

This is an exceptionally well-equipped and thoughtfully designed home in a sought-after setting, combining security, comfort and attractive rural outlooks.

Garden and Grounds

The garden and grounds are a particularly attractive feature of the property, complementing its prime setting within an exclusive gated community and enjoying pleasant countryside views. Approached via a driveway leading to a detached double garage, the property offers excellent practical parking and storage, with paving still to be completed to the area immediately in front of the garage. For those with horticultural interests, there is an impressive aluminium greenhouse measuring approximately 10m x 2.4m, providing substantial growing space and adding to the property's lifestyle appeal.

Beyond the immediate garden areas, the property is further enhanced by approximately 3 acres of well-drained pastureland, offering a wonderful sense of space and versatility, all within a peaceful semi-rural setting. Overall, the outside space combines practicality, privacy and scenic surroundings, making it ideal for a range of buyers seeking both lifestyle and convenience.

Agents notes

The property is exceptionally well specified and has been designed with energy efficiency, comfort and long-term performance in mind. A 6.8 kW solar PV array, together with an air source heat pump providing central heating and domestic hot water, contributes to the home's highly efficient operation. Underfloor warm water heating is installed throughout, with multiple programmable room thermostats allowing for flexible zoned control. The building benefits from a very high-performance continuous thermal insulation envelope, incorporating underfloor, external wall and roof insulation, alongside high-performance double glazed doors and triple glazed uPVC windows. A continuous mechanical ventilation system with heat recovery further enhances the indoor environment. Collectively, these features create an exceptionally energy efficient, comfortable and healthy living space. In addition, the property is equipped with high-speed full fibre broadband, with hard-wired Ethernet distributed to all principal living areas, making it well suited to modern lifestyles and home working. The property has been finished to a very high standard both internally and externally. Please note, however, that it does not benefit from a structural warranty, as it was not constructed for onward sale. Instead, it was built by the seller, a retired NHBC registered house builder, for his own occupation. The concrete footings were poured in May 2017.

Additional Information

Tenure; Freehold
Council Tax Band- F (North Somerset Council
Services- Mains Electric, Water & Drainage, Air Source Heat Pump
Internet- Full Fibre High Speed



















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The Tynings, Easton-in-Gordano

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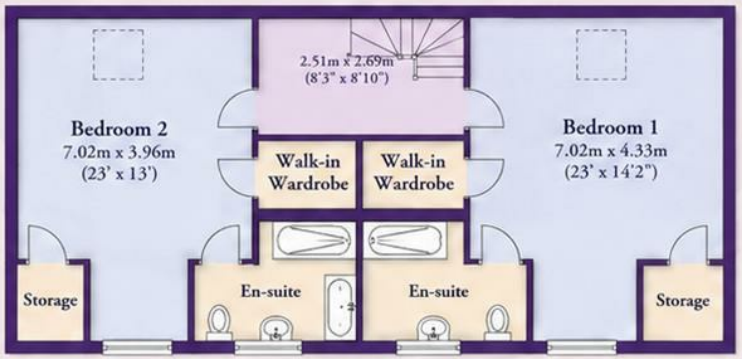
Approximate Gross Internal Area

Total = 2426.7 Sq Ft / 225.4 Sq M

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

www.goodmanlilley.co.uk

Goodman & Lilley

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

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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