



WHITE COTTAGE, 37 CLEVEDON ROAD,
PORTISHEAD, BS20 6TF

GOODMAN
& LILLEY







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PORTISHEAD BS20 6TF

GUIDE PRICE £595,000

Located in a semi-rural position adjoining open countryside is this stone built five bedroom semi detached cottage set in delightful gardens and grounds of half an acre on the rural fringes of Portishead.

Formerly three separate stone cottages built c1842, White Cottage offers character filled accommodation which has been much improved by the current owners with the creation of stunning open plan kitchen/breakfast room overlooking the attractive rear gardens. The home still provides further potential to enhance the property to suit a wide variety of purchasers to create a home to enjoy for years to come without impacting on the size of the expansive gardens.

The light airy accommodation in brief comprises; sitting room, study, lounge/diner, modern kitchen/breakfast room, conservatory and boot room to the ground floor. The first floor features five double bedrooms, master bedroom with laundry room and two bathrooms. Further benefits include, uPVC double glazing, gas central heating and completely rewired throughout.

The crowning feature is the gardens and grounds which reside to the rear of the property and offer a huge degree of privacy and tranquillity, laid mainly to a sprawling lawn which is flanked by deep planted borders and mature hedging offering the family ample space for children to run free or for entertaining family and friends during those warm summer months. The property further benefits from two integrated garages, store rooms, outside WC and driveway providing parking for several vehicles.

Situated in a semi-rural location the property is within easy reach of traditional village pubs and still only a level fifteen minute walk or a five minute minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities with the Sailing Club and Marina, and many outdoor pursuits in North Somerset.

Accommodation Comprising:

Sitting Room

Secure hardwood part obscure entrance door, window to front with deep window sill, recessed wood burning stove with slate hearth and timber mantle over (newly lined chimney), recessed ceiling spotlights, multi pane glazed door to:

Study

Stairs rising to first floor landing, multi-paned glazed French doors to conservatory, open-plan to kitchen/diner.

Kitchen/Breakfast Room

Recently fitted with a modern shaker style base and eye level units with drawers and solid oak work surfaces over, inset two and a half bowl stainless steel sinks with mixer tap, matching solid oak breakfast bar peninsula, plumbing and space for dishwasher, space for american style fridge/freezer, induction hob with additional single gas hob with extractor hood over, fitted eye-level electric fan assisted double oven, radiator, wall mounted concealed gas boiler serving domestic hot water and central heating system, windows to rear affording pleasant views over the attractive gardens towards the Gordano Valley beyond, contemporary style radiator, open-plan to:

Lounge/Diner

Spacious bright and versatile room with two uPVC double glazed window to front, TV point two double panelled radiators, recessed ceiling spotlights.

Conservatory

A light and airy room accessed from both the Study and the Rear Porch, windows overlooking the rear garden, tiled flooring, secure uPVC double glazed French doors leading out to the patio area and onto the expansive attractive rear gardens.

Boot Room

Tiled flooring, two windows overlooking the rear garden, uPVC door to Conservatory, secure uPVC double glazed door to garden.

First Floor Landing

Doors to all bedrooms and both bathrooms, airing cupboard housing hot water cylinder, single panelled radiator, loft hatch.

Master Bedroom

A spacious light and airy room with a wonderful dual aspect, which affords views over open countryside, gas fireplace, two single panelled radiators, access to boarded loft space, door to laundry room, which is located to the rear of the master bedroom providing the perfect opportunity to create an en-suite overlooking the attractive rear gardens towards the Gordano Valley.

Laundry Room

Currently being used as a laundry room with a fitted range of eye-level and base units with worktop incorporating stainless steel sink and drainer unit, space and plumbing for washing machine, single panelled radiator, glazed window to rear.

Bedroom Two

Situated to the front of the property, an airy room with deep window sill affording views over open countryside towards Weston Bigwood, single panelled radiator.

Bedroom Three

Position adjacent to Bedroom Two also with a wonderful vantage point to enjoy the views over open countryside towards Weston Bigwood, double panelled radiator.

Bedroom Four

Located to the rear of the property enjoying a wonderfully bright room with views over the attractive rear garden, single panelled radiator.

Bedroom Five

For those purchasers not needing five double bedrooms, this room provides scope for a number of uses from a home office/study or the possibility of further enhancing the master bedroom suite with a walk in wardrobe. Set to the front of the property over looking open countryside towards Weston Bigwood, single panelled radiator.

Family Bathroom

Recently refitted with a three piece modern white suite comprising: deep panelled bath with independent shower over and glass screen, pedestal wash hand basin, low-level WC, extractor fan, tiling to splash prone areas, two obscure uPVC double glazed windows to rear, single panelled radiator with towel rail, recessed ceiling spotlights.

Second Bathroom

Fitted with a three piece suite comprising: deep panelled bath, pedestal wash hand basin and low-level WC, extractor fan, tiling to splash prone areas, obscure uPVC double glazed windows to rear, single panelled radiator, storage cupboard with slatted shelving.

Garages

Two integral garages which access to the right hand side of the property:-

1st Garage: 14'0" x 10'0" power and light with secure up and over door.

2nd Garage: 14'2" x 7'7" with secure up and over door.

Gardens & Grounds

The gardens are the crowning feature of the property which enjoy a sunny orientation covering approximately half of an acre are enclosed by a combination of natural mature hedgerows and panelled fencing. An expansive patio area extends across the rear elevation

of the home and provides the ideal space to entertain family and friends which can be assessed directly from either the conservatory or boot room. The garden is mainly laid to lawn and filled with an array deep planted floral, shrub, fruit trees and specimen tree beds which create many secluded vantage spots to relax and enjoy the wonderful and tranquil location whilst taking in the surround views over the adjoining countryside towards the Gordano Valley in the distance. Located towards the rear of the garden a greenhouse complete with grapevine and a fruit cage, which has been used to house chickens in the past, timber built outhouse with concrete floor, power and light connected, positioned half way down the garden a cold water tap can be found, ideal for growing further produce to add to the gooseberries, raspberries and redcurrants already blossoming in the garden.

Secure five bar timber gate leads to the driveway and round to the parking area which provides off street parking for several vehicles. Private lane extends down the length of the garden and ends in secure 5 bar gate onto countryside.

Store Rooms & Outside WC

Located to the rear of the property are two store rooms and an outside w.c., all rooms are directly accessed from the outside.



- Stone Built Cottage
- Semi Rural Location
- Double Garage
- Five Double Bedrooms
- Modern Kitchen/Breakfast Room
- Expansive Driveway For Numerous Vehicles
- Gardens & Grounds Of Half An Acre
- Views Over Open Courtyard
- Outbuilding With Power & Light



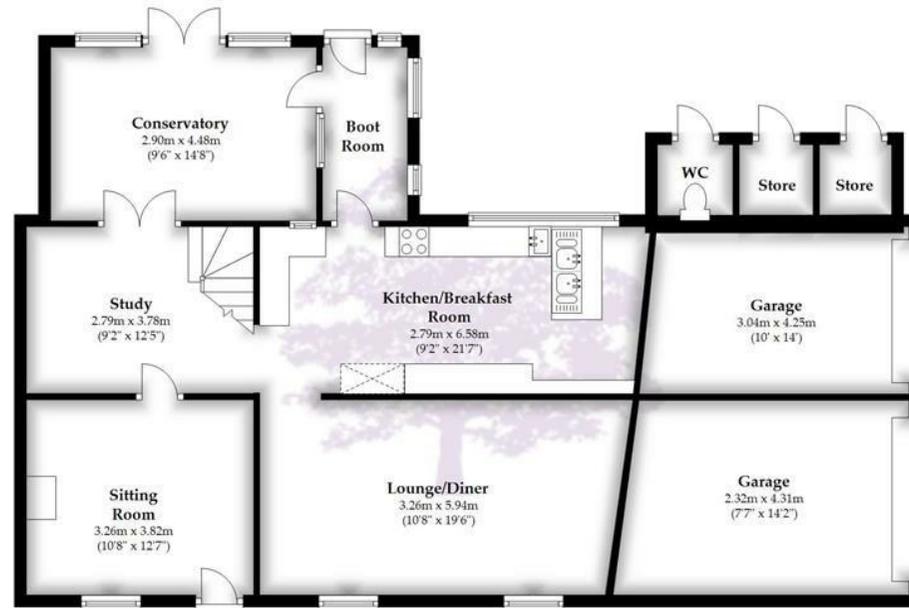


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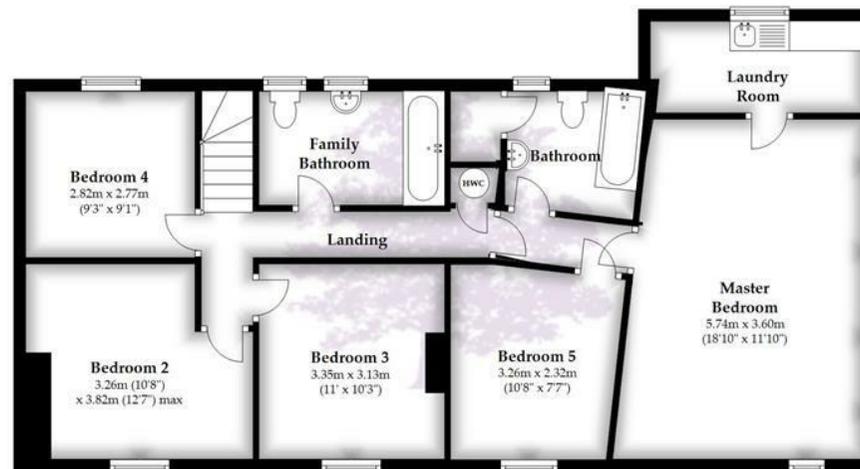
Ground Floor

Approx. 109.3 sq. metres (1176.1 sq. feet)



First Floor

Approx. 88.8 sq. metres (956.2 sq. feet)



Total area: approx. 198.1 sq. metres (2132.4 sq. feet)

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