

THOREAUDENE HEAVENS LANE, PORTISHEAD, BS20 8JL

GOODMAN & LILLEY



Thoreaudene Heavens Lane

Portishead BS20 8JL

- Architect Designed Coastal Residence
- Exceptional Panoramic Estuary Views
- Private Landscaped Rear Garden
- Private Tucked Away Position
- Viewing Highly Advised
- In Excess Of 2868 SQ.FT
- Car Port & Parking
- Impeccably Presented Throughout
- Versatile Living Accommodation

Descend the bespoke spiral staircase to discover a thoughtfully designed lower level that effortlessly combines comfort and luxury. Here, you will find two exquisitely appointed bedrooms, each featuring access to a stunning glazed windbreak balcony. This unique feature offers uninterrupted vistas of the ever-changing estuary and rolling Welsh hills, providing a serene coastal backdrop. The landing area enhances the sense of space, facilitating smooth circulation throughout this part of the home. Continuing through the residence, the clever layout reveals two additional double bedrooms, each designed to maximise comfort and privacy. A well-equipped utility room, conveniently located on the rear elevation, adds practicality to this level.

The master bedroom stands out with its dedicated dressing area, leading into an impressive en-suite shower room that exudes sophistication. Every detail has been meticulously curated to create an inviting atmosphere, blending elegance with functionality. Completing this floor is a bespoke family bathroom that rivals a boutique hotel in both style and comfort. Featuring a contemporary floating bath and a walk-in shower, this space is designed for rejuvenation.

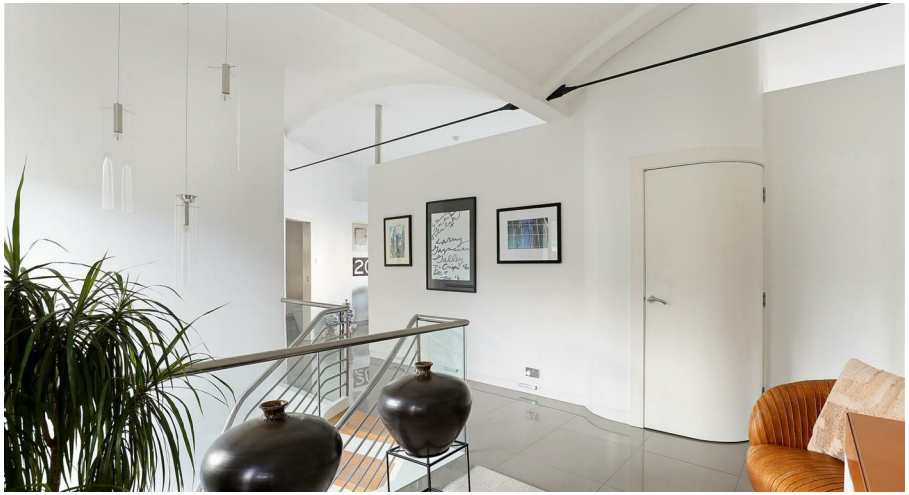
The gardens, a crowning feature of this exquisite property, extend to the rear and benefit from a channel-facing orientation. Lush, manicured lawns and established borders filled with vibrant flowering shrubs and ornamental trees create a serene haven. A deep paved patio seating area offers ample space for relaxation, while a bespoke, curved timber deck leads to a dining area, perfect for outdoor entertaining during the warmer months. The garden also includes a dedicated kitchen and WC area to facilitate extended outdoor activities, adding practicality and convenience for gatherings.

Situated just off Nore Road, on a quiet, private road, this home is nestled in one of Portishead's most coveted locations, mere moments from the vibrant High Street with its array of shops, including Waitrose. The property boasts breathtaking views across the Bristol Channel towards the rolling Welsh hills and is near the Marina, offering a wealth of outdoor activities such as sailing and hiking along the coastal path. Families will appreciate the abundance of primary schools in the area, alongside the highly regarded Gordano Secondary School. For those seeking independent education options, prestigious institutions are located in Bristol and the renowned Downs School in Wraxall. Portishead also benefits from excellent transport links, with easy access to the M5 motorway at Junction 19, as well as frequent services from Bristol Parkway and Temple Meads stations. Bristol Airport, approximately 14 miles away, offers both national and international flights, making this home an ideal location for convenience.

Thoreaudene, an architect-designed residence that epitomises sophistication, innovation, and luxury. Nestled in a peaceful, secluded private lane with no road noise, this exceptional home offers a tranquil retreat while showcasing breathtaking panoramic views of the estuary and the ever-changing sea and skyscape. Thoughtfully designed to maximise its stunning surroundings, Thoreaudene's appeal lies not just in its views, but also in its remarkable features: bespoke curved walls and a striking spiral staircase, its "upside-down" layout that takes full advantage of the vistas, and an array of modern conveniences tailored to contemporary living.

This home is perfect for modern lifestyles, boasting a dedicated home cinema room, two office/work areas ideal for remote working, and FttP 300mb/s broadband that supports smart home technology, gaming, and streaming. Outside, the beautifully landscaped garden is designed for extended enjoyment, with a dedicated kitchen and WC area perfect for entertaining. Practicality meets creativity with the undercroft, providing extensive storage and potential workshop space.

















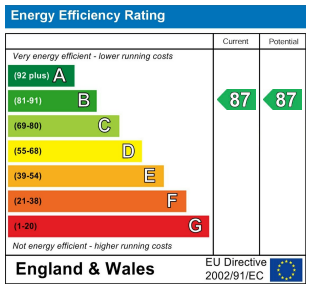


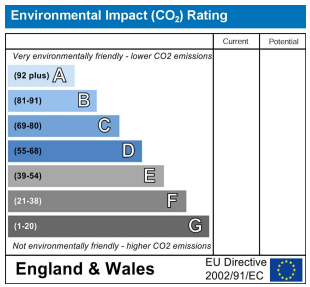
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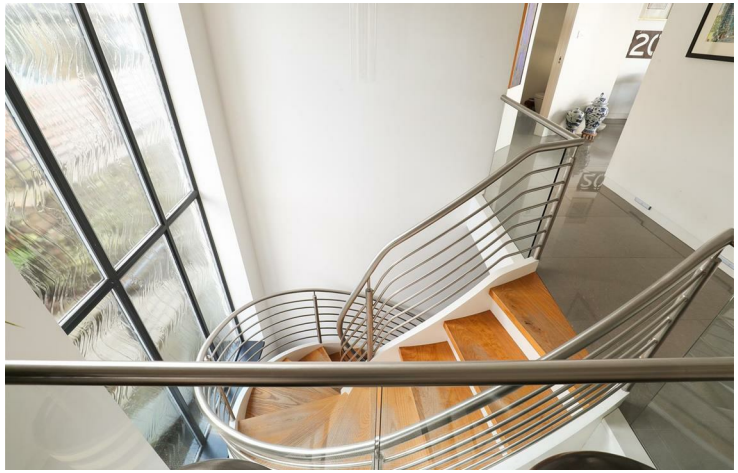

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
87
87
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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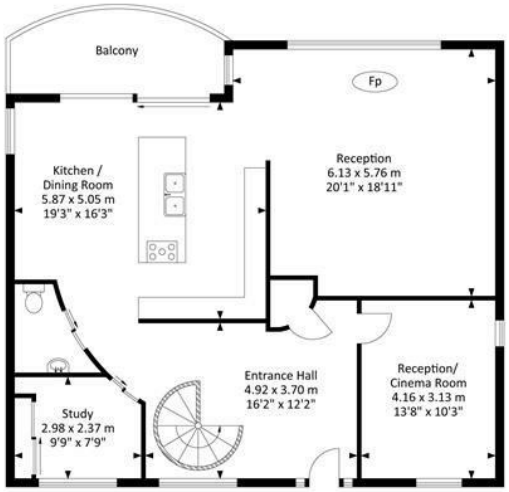




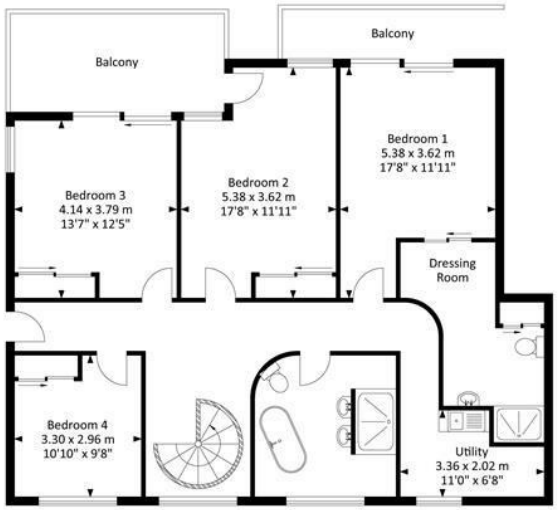
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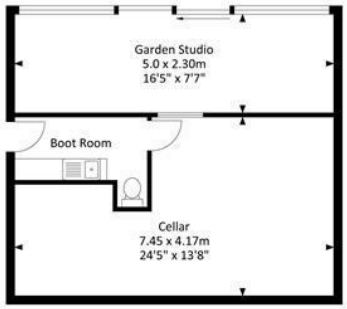
Approx. Area 2868.90 Sq.Ft - 266.53 Sq.M



Ground Floor



Lower Ground Floor



Undercroft

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

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