



11 HILLSIDE,  
PORTBURY, BS20 7UD

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GOODMAN  
& LILLEY







# 11 HILLSIDE

## PORTBURY BS20 7UD

# GUIDE PRICE

## £525,000

If you are seeking a home that offers both individuality and exceptional versatility, Hillside presents a rare and compelling opportunity.

Nestled within the charming village of Portbury—where a picturesque church, well-regarded primary school and welcoming public house are all within an easy stroll—the property enjoys a quintessential village setting. Importantly, it also sits on the favourable side of the motorway for swift access into Bristol and the ever-popular Clifton village, renowned for its eclectic mix of independent boutiques, cafés, bars and restaurants. This strategic position allows for effortless commuting, while preserving the peace, privacy and community feel of village life.

The property has been thoughtfully configured to take full advantage of its elevated position and surrounding countryside, with the principal living accommodation arranged on the first floor. This level provides a bright and expansive environment, ideally suited to both modern family living and entertaining. A welcoming entrance hall leads through to a generous sitting room, where large windows frame attractive open views, creating a light-filled and inviting space. The adjoining conservatory offers a seamless connection to the garden, providing an additional reception area that can be enjoyed throughout the seasons.

At the heart of the home lies a well-appointed kitchen/dining room, fitted with a comprehensive range of cabinetry and quality work surfaces, alongside ample space for dining and social gatherings. Designed with practicality in mind, the layout flows effortlessly, making it ideal for both everyday use and hosting. A separate utility room—generous in size and previously utilised as a bedroom—adds further flexibility, catering to a range of lifestyle needs.

Also located on the first floor are two well-proportioned bedrooms, one of which is currently arranged as a study, offering an ideal work-from-home solution. These are served by a stylishly fitted family bathroom.

The ground floor accommodation continues the theme of versatility, comprising two further double bedrooms, both benefiting from en-suite facilities. The principal bedroom is particularly impressive, featuring a dedicated dressing area and a spacious en-suite shower room, creating a private and well-balanced suite that lends itself perfectly to modern living or multi-generational requirements.

Externally, the property is equally appealing. To the front, a block-paved driveway provides ample off-road parking and access to the integral garage. The gardens have been thoughtfully landscaped, with a variety of spaces designed to maximise enjoyment throughout the day. A private and sunny side garden offers a level lawn, raised planting beds and a generous patio area—perfectly suited for alfresco dining and entertaining. The mature planting provides both colour and privacy, enhancing the overall sense of seclusion.

### Location

Portbury is a highly sought-after village located on the edge of Bristol, offering a perfect balance of semi-rural living with excellent connectivity. Surrounded by attractive countryside and open green spaces, the village provides a peaceful setting while remaining conveniently close to major transport links.

The nearby village of Pill offers a range of local amenities including shops, cafés, and primary schooling, along with access to the Portishead Railway Line, which is currently undergoing restoration and is expected to provide a future rail link into Bristol. In the meantime, Pill benefits from established bus routes connecting to Bristol city centre and surrounding areas.

Portbury itself enjoys excellent road connections, with easy access to the M5 motorway (Junction 19) and the A369, providing direct routes into Bristol City Centre, Clifton, and the wider region. The Port of Bristol (Royal Portbury Dock) is also nearby, making the area particularly convenient for those working locally.

For commuters, Bristol Temple Meads offers extensive rail services to London and beyond, while Bristol Airport is approximately 20–25 minutes' drive, providing a range of domestic and international flights.

The area is well-regarded for its access to outdoor pursuits, with nearby countryside walks, cycle routes, and the popular Gordano Valley offering scenic views and leisure opportunities.

### Agents Notes

Tenure: Freehold

Council Tax Band: E – North Somerset Council

Services: Mains electricity, gas, water and drainage.

### Connectivity:

Good road links via the A369 and M5 (J19) providing access to Bristol and the wider motorway network

Regular bus services from nearby Pill into Bristol

Future rail connectivity proposed via the Portishead/Pill railway line restoration (subject to completion)

Mainline rail services available from Bristol Temple Meads

Bristol Airport approximately 20–25 minutes' drive

- Detached Split-Level Home
- Living Room With Wood Burning Stove
- Conservatory
- Four Double Bedrooms
- Kitchen/Dining Room
- Integral Garage & Parking
- Two En-Suite Shower Rooms
- Utility Room
- Cul-De-Sac Location





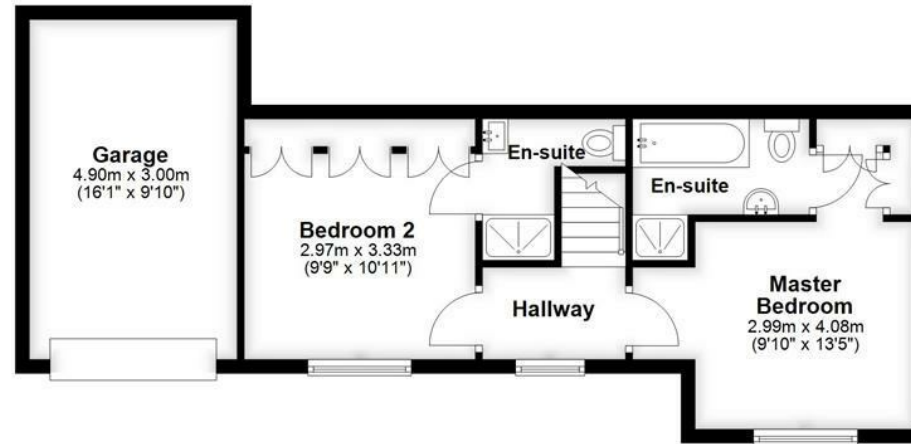


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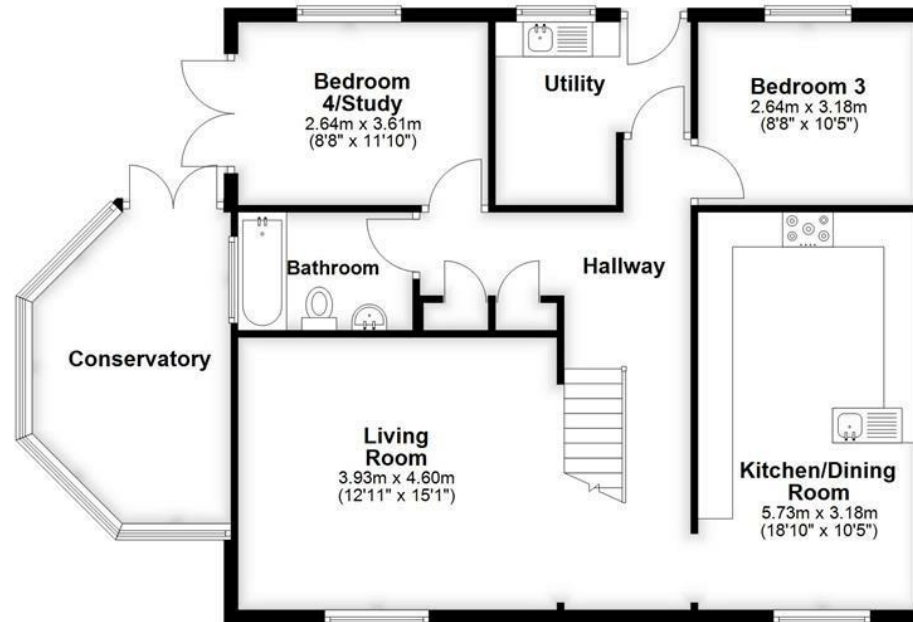
### Ground Floor

Approx. 51.8 sq. metres (557.4 sq. feet)



### First Floor

Approx. 94.7 sq. metres (1019.7 sq. feet)



Total area: approx. 146.5 sq. metres (1577.0 sq. feet)

## 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



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