

54 Charlcombe Rise,
Portishead, BS20 8ND

Goodman & Lilley













54 Charlcombe Rise

Portishead BS20 8ND

Guide Price £750,000

Occupying an exceptional elevated position in Portishead, this outstanding four-bedroom coastal detached residence commands some of the most captivating panoramic views across the Bristol Channel and towards the Welsh coastline. With its striking coastal outlook and beautifully considered interiors, the property offers a rare opportunity to acquire a home of genuine distinction.

Arranged over three floors, the house has been meticulously maintained and thoughtfully styled, with a calm and elegant aesthetic throughout. Almost every principal room is oriented to embrace the ever-changing seascape beyond, creating a remarkable sense of light, space and connection to the landscape.

The ground floor opens into a welcoming entrance hall. To the rear lies a generous living room, positioned to take full advantage of the coastal views and benefitting from access to a balcony—an ideal vantage point from which to enjoy the setting. A well-proportioned study provides excellent accommodation for home working. This level also includes a cloakroom, useful storage, and internal access to the integral double garage, part of which is currently arranged as a home gym and can easily be reinstated if required.







The lower ground floor forms the true heart of the home: a spectacular open-plan kitchen, dining and family space designed for both everyday living and entertaining. The bespoke kitchen is fitted with quartz work surfaces, a central island with breakfast bar, integrated appliances and a five-ring induction hob with double oven. A separate utility room with matching cabinetry provides further practicality. The dining area is generously proportioned and perfectly positioned to enjoy the outlook. An additional cloakroom serves this level.

Two sets of double doors open onto an expansive composite decked sun terrace, undoubtedly one of the property's most compelling features. With uninterrupted views across the water, the terrace provides a superb setting for al fresco dining and evening sunsets. A remote-controlled awning and wall-mounted heater extend its usability throughout the seasons. Below, the landscaped garden slopes gently and has been designed for ease of maintenance.

One half of the garage has now been thoughtfully subdivided to create a home gym, offering a versatile space ideal for fitness or additional storage. However, this could very easily be reinstated to form a full garage again, depending on your needs. To the front of the property, a driveway provides off-street parking for two vehicles in addition to the garage. There is also scope to extend or reconfigure the frontage to create further parking, subject to any necessary consents, should additional space be required.

This coastal home is just a short drive from the many shops, boutiques, bars, restaurants and amenities of Portishead High Street, including both Waitrose and Sainsbury's. The town also offers a wealth of outdoor activities, from water-based pursuits at Portishead Marina and Sailing Club to the popular open-air lido and nearby parks. For commuters, the property is well positioned with easy access to the M5 (J19) approximately 3 miles away and the M4 (J20) around 11 miles. Mainline rail services are available from Bristol Temple Meads (10.5 miles) and Bristol Parkway (14 miles), with journey times and connections easily accessible via Trainline. Bristol Airport is approximately 12 miles away. (Distances approximate.)

Location

- Detached Coastal Family Home
- Panoramic Estuary & Welsh Hill Views
- Approx. 2095 Sq. Ft
- Four Bedrooms (Master En-Suite)
- Sun Terrace From Living Room
- Prime Residential Address
- Stunning Kitchen/Dining/Family Room
- Double Garage & Driveway
- No Onward Chain













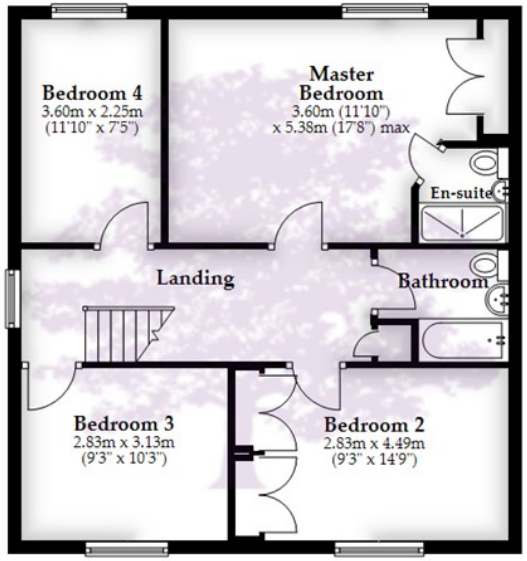


GOODMAN
&LILLEY

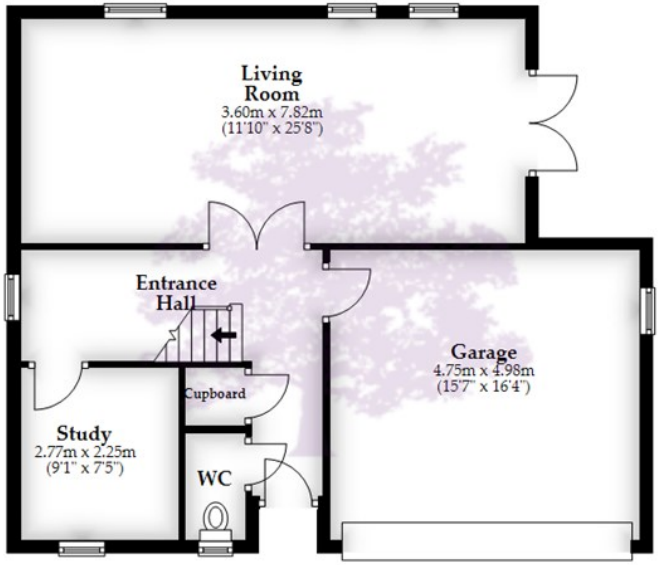
Lower Level



Second Floor



Ground Floor



Total area: approx. 194.7 sq. metres (2095.8 sq. feet)

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.
Plan produced using PlanUp.

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



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

The Property Ombudsman
rightmove
Zoopla