



Thoreaudene Heavens Lane, Portishead, BS20 8JL
Guide Price £1,250,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Thoreaudene Heavens Lane, Portishead, BS20 8JL

An exceptional architect-designed residence that epitomises sophistication and luxury, where breathtaking architecture harmonises with extraordinary interior design. This remarkable home offers a unique living experience, showcasing stunning panoramic views of the estuary that stretch toward the majestic Welsh coastline. A celebration of individuality, this home is a sanctuary of elegance, seamlessly merging with its picturesque surroundings. It is also a modern home, equipped for the future with solar panels, battery storage, EV charging, and FttP 300mb/s broadband, facilitating smart home technology, gaming, and streaming.

This property stands as a testament to modern living, with its original and assured design that embraces the natural beauty of the landscape. The expansive use of floor-to-ceiling glass creates an inviting atmosphere, blurring the lines between indoor and outdoor spaces. The thoughtful design includes interesting features such as bespoke curved walls, a striking spiral staircase, and an innovative "upside-down" layout to maximise the breathtaking views from the living area. The changing seasons provide a dynamic backdrop that enhances the beauty of everyday life.

Upon entering, you are welcomed by a grand entrance hall featuring a full-height ceiling that adds an air of drama and sophistication. The upper living accommodation is a masterclass in modern family dynamics, featuring a spacious living room adorned with a floor-to-ceiling picture window that frames stunning views of the estuary and breathtaking sunsets. The warmth of underfloor heating and a floating wood-burning stove creates a cosy ambience. The contemporary kitchen and dining area, fully equipped and bespoke, are designed for both functionality and style, providing access to a balcony perfect for summer evenings spent overlooking the channel. This level also includes a dedicated study, cloakroom, and a home cinema room designed for entertainment.

- 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.

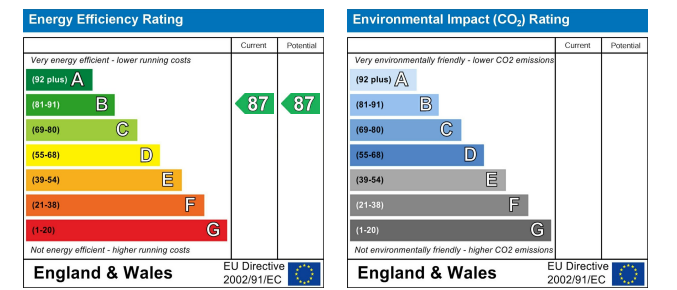
The master bedroom stands out with its dedicated dressing area, leading into an impressive en-suite shower room that exudes sophistication. Every detail has been meticulously curated to create an inviting atmosphere, blending elegance with functionality. Completing this floor is a bespoke family bathroom 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 skyline. 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.

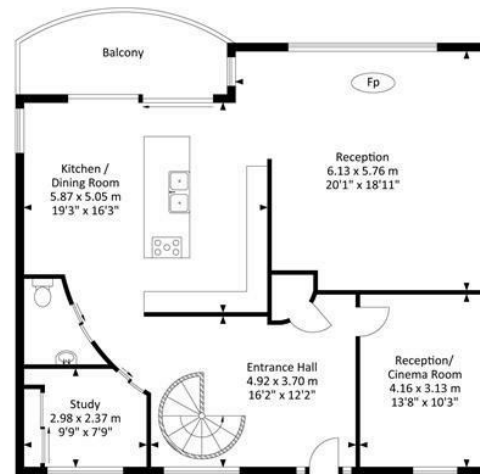
This home is perfect for modern lifestyles, boasting a dedicated home cinema room, two office/work areas ideal for remote working, and FttP 300mb/s broadband that supports smart home technology, gaming, and streaming. Outside, the beautifully landscaped garden is designed for extended enjoyment, with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



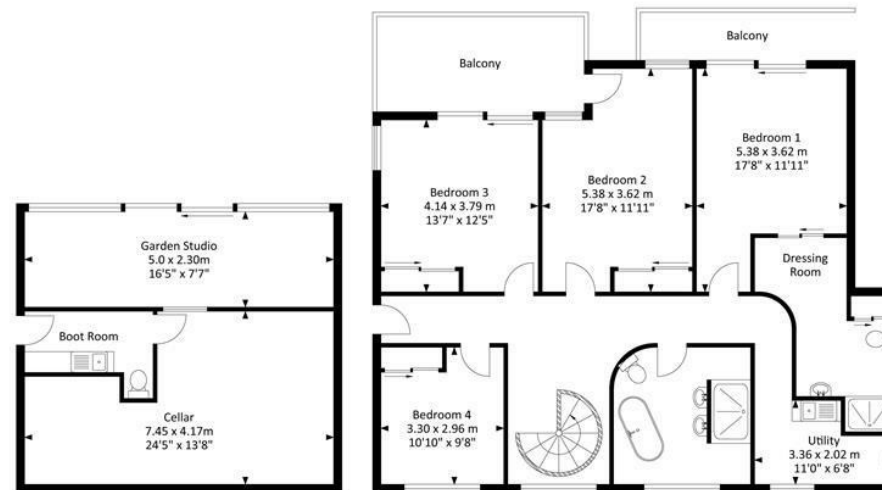
Portishead
Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440
www.goodmanlilley.co.uk



Thoreaudene, Portishead, BS20 8JL
 Approx. Area 2868.90 Sq.Ft - 266.53 Sq.M



Ground Floor



Undercroft

Lower Ground Floor

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.



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 and 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.