



2 QUEENSWAY,
PORTISHEAD, BS20 8HR

GOODMAN
& LILLEY







2 QUEENSWAY

PORTISHEAD BS20 8HR

GUIDE PRICE
£1,495,000

Set within a substantial plot and enjoying far-reaching views across the estuary towards the Welsh coastline, this striking contemporary five-bedroom eco-friendly detached family home spans in excess of 3,500 sq. ft. and offers exceptional space, light and versatility.

The property further benefits from lapsed planning permission for an additional detached dwelling at the foot of the garden. While the planning has now lapsed, it has previously been approved twice and is considered likely to be approved again, subject to the necessary consents.

The home is approached via an impressive entrance hall that immediately sets the tone for the accommodation beyond. Featuring a porcelain tiled floor with underfloor heating, a vaulted ceiling and an abundance of natural light, the space is anchored by a stunning floating oak staircase with glazed balustrade rising to the first-floor landing, with stairs also descending to the lower ground floor. From here, French doors open seamlessly to the principal living spaces, including the kitchen/dining/family room, living room, master bedroom suite, and utility room, which in turn leads to the cloakroom.

At the heart of the home lies the spectacular kitchen/dining/family room—a truly showstopping space designed around light, space and modern family living. Bi-folding doors open directly onto the garden, while sliding doors lead to a glazed balustraded balcony, framing breathtaking views across the estuary and beyond. This exceptional room offers ample space for a large dining table and multiple seating areas, making it ideal for both everyday living and entertaining. The high-end kitchen is beautifully appointed with floor-to-ceiling units along one wall, incorporating a concealed pantry, integrated dishwasher, fridge and freezer, induction hob, combination microwave and electric fan-assisted oven. Quartz work surfaces flow throughout, complemented by a substantial quartz island with inset sink, creating both a functional and elegant focal point.

Opposite the kitchen, the utility room provides further practicality, fitted with matching quartz work surfaces, sink, built-in wall and base units, and spaces for a washing machine and tumble dryer. A door provides access to the side of the property, with the cloakroom conveniently located just beyond. The master bedroom suite is both spacious and light-filled, offering the luxury of a dedicated dressing room and a stunning en-suite shower room fitted with Lusso sanitaryware, evoking the feel of a boutique hotel. To the front elevation, the living room enjoys bi-folding doors opening onto the balcony, once again taking full advantage of the exceptional views across the channel. The balcony extends across the front of the property and continues around to a private side terrace—an ideal spot to relax and enjoy the outlook.

From the entrance hall, stairs descend to the garden level, where a highly versatile bedroom or additional reception room is located. This generous space benefits from its own high-quality en-suite and could comfortably serve as accommodation for a dependent relative, an independent teenager, or a luxurious guest suite, offering excellent flexibility for modern family living.

From the impressive entrance hall, the striking oak floating

staircase rises to the first-floor landing, where estuary views unfold as you ascend. The first floor offers three further generous double bedrooms, along with a beautifully appointed family bathroom finished to the same high standard found throughout the home. While a principal bedroom suite is located on the ground floor, the standout bedroom can be found on this level and truly surpasses expectations. This exceptional suite is spacious and filled with natural light, featuring three Velux push-out balcony windows that frame breathtaking views across the estuary and towards the Welsh hills. The room further benefits from eaves storage, a dedicated dressing room, and a luxurious four-piece en-suite fitted with contemporary Lusso sanitaryware, including a contemporary freestanding bath, separate shower enclosure and WC. The bath itself is perfectly positioned to take full advantage of the remarkable coastal outlook, creating a serene and indulgent retreat.

Gardens & Grounds

The gardens and grounds are a defining feature of this exceptional home, extending to a substantial plot and thoughtfully arranged to maximise both privacy and the outstanding estuary views. The principal estuary-facing garden is gently tiered and predominantly laid to lawn, creating an attractive and usable outdoor space. To the rear of the garden lies a defined building plot which has previously benefited from planning permission on two occasions. Although now lapsed, we believe there is strong potential for approval again, and in order to preserve the integrity of the gardens and setting, a contemporary detached bungalow with a sedum roof would, in our opinion, be a particularly sympathetic addition. This exciting opportunity, when considered alongside the main residence, lends itself perfectly to multi-generational living, offering the potential for two families to enjoy an enclosed yet independent living environment.

Approached from Crest Heights, the property immediately impresses, with electric swing gates opening onto a substantial block-paved driveway providing ample off-road parking. There are two garages, (one of the garage

converted to a gym) both fitted with electric roller doors, further enhancing the practicality of the home.

To the south side of the property, the landscaped gardens offer a high degree of privacy and have been beautifully designed to create a contemporary outdoor retreat. The garden is subtly sunken and framed by crisp white retained walls, with an artificial ornamental lawn interspersed with thoughtfully positioned seating areas. An arbour housing a hot tub adds a touch of luxury, while contemporary planting softens the overall aesthetic. Composite decking runs around the perimeter of the house, seamlessly connecting the outdoor spaces and leading to a substantial side terrace—an ideal spot to relax and take in the wonderful coastal views.

Location

Queensway is a sought-after residential location in Portishead, enjoying an elevated position and easy access to the town's excellent amenities. Portishead offers a wide range of shops, cafés, restaurants and leisure facilities, with the Marina and High Street both close by, providing everyday conveniences and popular waterside dining. The area is well served by highly regarded schools, including Gordano School, along with several primary schools and nurseries, making it ideal for families. Commuters benefit from good road links via the A369 to Bristol, the M5 and beyond, as well as regular bus services into the city. The planned reopening of the Portishead rail line will further enhance connectivity, providing a direct train service to Bristol Temple Meads and significantly boosting the town's appeal as a convenient coastal location.

Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: B

Services Connected: Mains electricity, water and drainage, solar panels, air source heat pump

The stated square footage includes the internal accommodation together with the balcony and sun terrace.



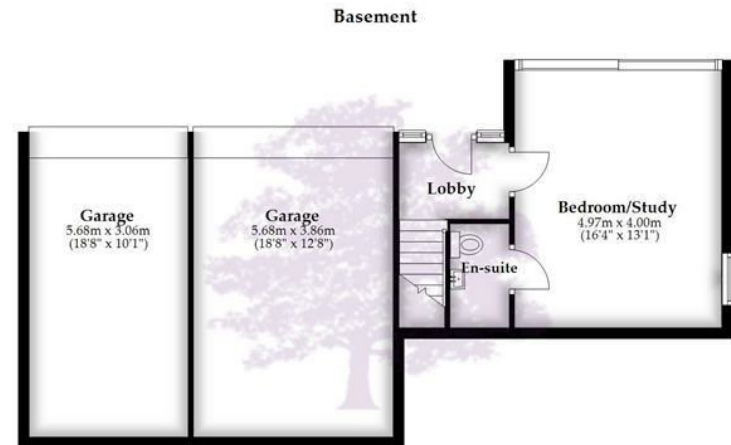
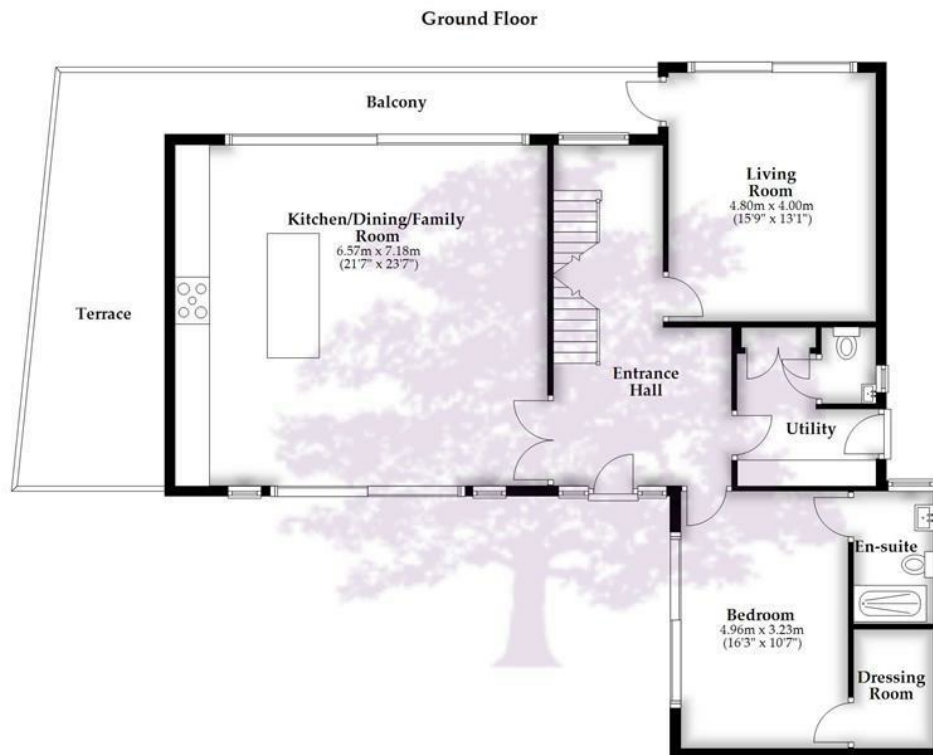
- Striking contemporary detached family home offering over 3,500 sq. ft. of beautifully designed accommodation
- High-quality finishes throughout, including porcelain tiled flooring and underfloor heating
- Spectacular open-plan kitchen/dining/family room with bi-folding doors to the garden and balcony with estuary views
- Luxury kitchen fitted with quartz worktops, large island, integrated appliances and hidden pantry storage
- Multiple reception spaces providing flexibility for modern family living and entertaining
- Five generous bedrooms including exceptional principal suites with dressing rooms and boutique-style Lusso en-suites
- Versatile lower ground floor accommodation ideal for guests, dependent relatives or an independent teenager





GOODMAN
& LILLEY





Total area: approx. 304.1 sq. metres (3273.7 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.



rightmove

Zoopla