



28 HILLSIDE ROAD, PORTISHEAD, BS20 8EU



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- Front-line tranquil and private estuary position with glorious waterside views
- Approximately 2,617 sq ft of versatile accommodation
- Significant potential to extend and create an exceptional bespoke waterfront home
- Predominantly level plot with step-free access
- Double garage & gated driveway
- Detached four/five-bedroom coastal home
- Spacious estuary-facing living room and separate reception rooms
- Generous gardens with direct access to the National Trust Coastal Path
- Stunning uninterrupted views of the estuary and Welsh hills

A rare opportunity to acquire a four/five-bedroom detached coastal home occupying a truly enviable front-line position overlooking the estuary, offering approximately 2,617 sq ft of existing accommodation, together with exciting potential to extend, remodel and create an exceptional waterfront residence.

The property enjoys an outstanding position, with the principal living room taking full advantage of the spectacular estuary outlook. The generous proportions and versatile layout already provide a wonderful family home, with a separate sitting and dining room offering additional reception space and excellent flexibility for both everyday living and entertaining.

The ground floor is particularly spacious, with the estuary-facing living room forming the heart of the home and enjoying some of the property's most impressive views. The separate dining room provides an ideal setting for formal dining, while the snug offers a quieter secondary reception space. The kitchen and adjoining utility area are well positioned within the layout, with further accommodation including a study, bedroom, bathroom and reception hall. The double garage provides valuable additional space and offers further potential as part of a future scheme of extension and reconfiguration.

Importantly, the property is wonderful as it stands today. It offers generous accommodation, an exceptional setting and outstanding estuary views, making it a highly desirable home without the need for further work. However, for those looking to create something truly individual, there is also considerable potential to enhance and extend the existing accommodation, subject to the necessary planning permissions and consents.

There is potential for both front and side extensions, creating an exciting opportunity to completely reimagine the ground floor. The existing kitchen, dining room and living accommodation could potentially be reconfigured and extended to form a substantial, light-filled open-plan kitchen, dining and family living space, designed around the spectacular estuary views. This could create an impressive contemporary living environment with a strong connection between the kitchen, dining and reception areas, whilst retaining the character and versatility of the existing home.

Perhaps the most exciting opportunity lies in the potential to extend above the existing estuary-facing living room and double garage. By re-siting the garage, there may be scope to create a substantial first-floor addition across part of the existing footprint. Subject to an appropriate design and planning approval, this could provide an impressive principal bedroom suite, additional bedrooms, a luxurious home office or further reception accommodation, with the potential to create elevated rooms specifically designed to maximise the panoramic estuary views.

The first floor currently provides three further bedrooms, including an impressive dual-aspect principal bedroom, which enjoys glorious views and an abundance of natural light. The bedroom is complemented by an en-suite, while bedrooms two and three are also well proportioned and offer excellent flexibility for family, guests or home working. A separate shower room serves the additional bedrooms.

A particularly special feature of the first floor is the estuary-facing balcony, accessed from the landing, providing a wonderful elevated vantage point from which to enjoy the glorious, ever-changing views across the estuary. This provides a superb space to pause and take in the setting, with the outlook arguably being one of the property's most memorable features.

The existing first-floor layout also provides an excellent foundation for future enhancement, with the outstanding estuary-facing aspect and balcony offering further possibilities as part of a carefully considered redesign. A future scheme could potentially create additional luxurious first-floor accommodation specifically designed around the waterfront setting.

OUTSIDE

The property is approached via swing gates opening onto a generous parking area, providing ample space for several vehicles. A pathway runs across the front of the property and leads through the gardens to the front door. The gardens encompass the property, being principally laid to lawn and enclosed by established hedgerow borders, creating a good degree of privacy while complementing the coastal setting. A gate within the garden provides direct access onto the National Trust Coastal Path, offering wonderful opportunities for coastal walks directly from the property. A front terrace provides an exceptional outdoor seating and entertaining area, positioned to make the very most of the property's glorious waterside and estuary views. It is an idyllic spot to sit and enjoy the changing scenery, whether relaxing with a morning coffee or entertaining while watching the sun set across the water.







LOCATION

Hillside Road occupies a superb coastal position in the much sought after Redcliffe Bay area enjoying an enviable outlook across the estuary and immediate access to some of the area's most attractive countryside and coastal walks. One of the property's particularly appealing features is the National Trust Coastal Path, which can be accessed directly from the gardens. From here, there are wonderful walks along the coastline towards Portishead and beyond, providing an exceptional opportunity to enjoy the surrounding landscape, woodland, shoreline and ever-changing estuary views directly from home. The coastal route forms part of the wider walking network around the Gordano Valley and Portishead coastline.

The property is also conveniently positioned for Portishead, with its popular Marina, independent shops, cafés, restaurants, leisure facilities and coastal amenities, while the nearby villages of Pill, Easton-in-Gordano and Portbury provide further everyday amenities. For commuters, the location is set to benefit significantly from the reinstatement of the Portishead railway line. Work is now underway on the long-awaited project, which will provide new stations at Portishead and Pill, with passenger services planned to commence in 2028. The restored line will provide an hourly direct service to Bristol Temple Meads, with a journey time of around 25 minutes.

The surrounding area also provides excellent road connections, with access to the M5 and wider motorway network, making Bristol, the surrounding North Somerset countryside and regional centres readily accessible.

MATERIAL INFORMATION

Tenure: Freehold.

Council Tax: F

EPC: C

Utilities: Mains electricity, mains gas and mains water. Private sewerage system.

Heating: Gas-fired central heating.

Broadband: To be confirmed. Buyers are advised to check availability and predicted speeds with their preferred provider.

Mobile Coverage: To be confirmed. Buyers are advised to check coverage with their preferred network provider.

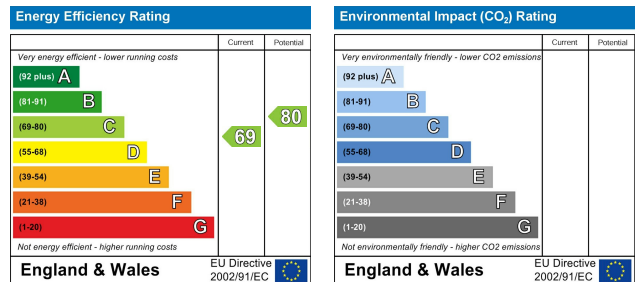
Parking: Generous private parking area accessed via swing gates, together with a double garage.

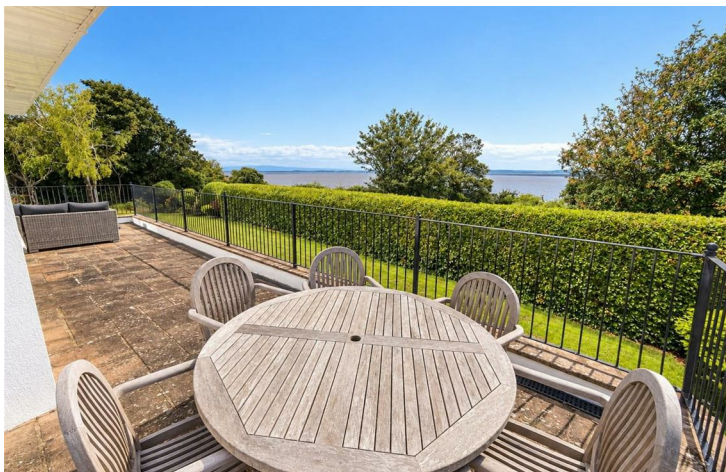
Flood Risk: Due to the property's front-line estuary position, buyers should make their own enquiries regarding flood risk and insurance.

Coastal Location: The property occupies a front-line estuary position and benefits from direct access from the garden onto the National Trust Coastal Path.

Rights of Way / Access: Direct access from the gardens onto the National Trust Coastal Path. Buyers should verify the extent of any public or private rights of way and access arrangements with their solicitor.

Planning / Development Potential: The property offers potential for extensions and alterations, including possible front and side extensions and the potential to



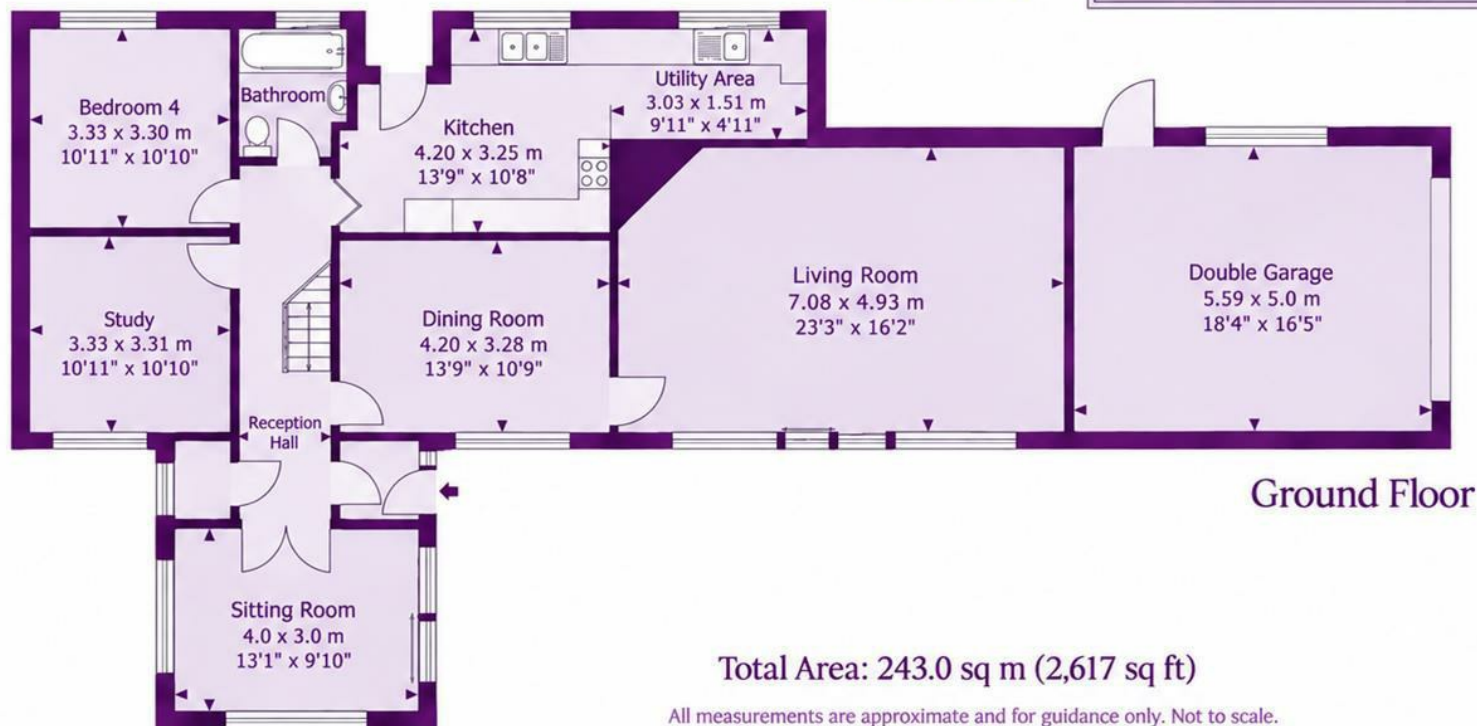
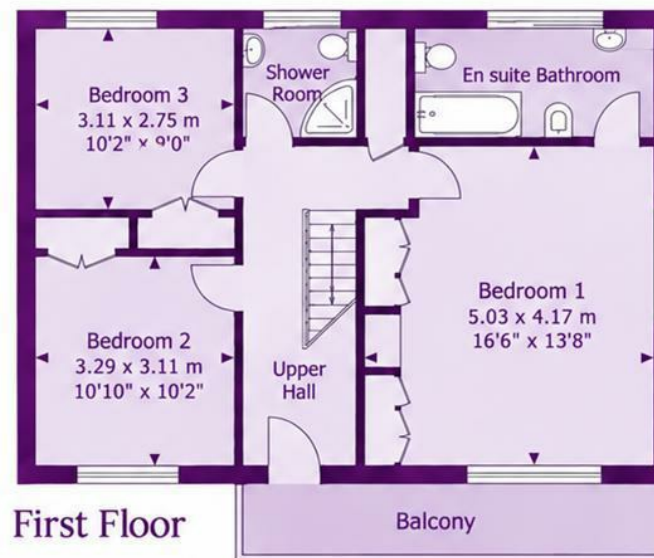


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Total Area: 243.0 sq m (2,617 sq ft)

All measurements are approximate and for guidance only. Not to scale.
Plan produced for Goodman & Lilley.



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