



20 WOODHILL ROAD,  
PORTISHEAD, BS20 7EU

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GOODMAN  
& LILLEY













# 20 WOODHILL ROAD

## PORTISHEAD BS20 7EU

GUIDE PRICE  
£1,075,000

Occupying an exceptional position on one of Portishead’s most desirable residential roads, this distinguished Gothic Revival Victorian home, built in 1864, represents a rare opportunity to acquire a property of genuine architectural presence and historic character.

Set within a highly sought-after stretch of Woodhill Road, the house combines privacy, scale and elegance in a location where such homes seldom come to market. The house has been the subject of an extensive and thoughtful restoration programme over the past 20 years, during which considerable time, expertise and care have been invested in enhancing both the fabric and functionality of the property. Throughout this period, a careful balance has been maintained between preservation and improvement. Original period features have been meticulously retained and restored wherever possible, while sympathetic upgrades and extensions have been seamlessly integrated in a manner that respects the building’s architectural integrity. The result is a home of genuine character that feels entirely authentic, yet is exceptionally well suited to modern family living.

To the front, a shingled driveway provides ample off-street parking for multiple vehicles and is framed by newly installed swing gates and a sympathetically rebuilt natural stone wall, enhancing both privacy and kerb appeal.

The entrance porch, approached via a distinctive and characterful front door, is finished with attractive terrazzo tiling and offers a refined introduction to the accommodation beyond. Internally, the house is distinguished by its generous proportions, impressive ceiling heights and a wealth of original period detailing. Double doors open into a truly magnificent entrance and dining hall, an exceptionally large and impressive space that immediately establishes the architectural quality and scale of the house. The Dining Hall forms a striking centrepiece to the home, comfortably accommodating formal dining on a grand scale while retaining a sense of balance and elegance. A substantial feature fireplace provides a dramatic focal point, while dual-aspect sash windows bathe the room in natural light, accentuating its volume, symmetry and refined proportions. This outstanding space is equally suited to elegant entertaining and everyday family living. A discreetly positioned ground-floor cloakroom is accessed from the dining hall.

Two further reception rooms are arranged to the front and rear of the house, each showcasing a wealth of original Victorian features, including handsome fireplaces, ornate corncicing and decorative ceiling roses. Generously proportioned and beautifully presented, these elegant rooms enjoy a pleasing sense of balance and symmetry, with large bay windows that enhance the natural light and emphasise the quality of the period detailing throughout. Offering excellent flexibility, the reception rooms lend themselves to a variety of uses, whether as formal drawing and sitting rooms, a more relaxed family living space. Despite their architectural presence, both rooms feel warm, inviting and entirely comfortable, creating spaces that work effortlessly for everyday living while also providing an impressive backdrop for entertaining and more formal occasions.

The kitchen/breakfast room has been thoughtfully extended to create a generous and light-filled space that forms the true hub of the home. A striking lantern skylight, together with windows to the rear and French doors opening directly onto the garden, allows natural light to flood the room

throughout the day, creating a bright and welcoming environment. The kitchen is both spacious and well arranged, fitted with classic shaker-style units complemented by a freestanding bespoke larder unit. An inset twin Belfast sink is paired with a tap incorporating a hot water function, while a gas-fired Aga takes centre stage, providing both a strong visual focal point and practical warmth. There is ample space for an American-style fridge/freezer, along with plumbing for a washing machine and dryer and an integrated dishwasher. With sufficient room to accommodate a large dining table, this impressive kitchen/breakfast room is ideally suited to family life and entertaining alike, seamlessly combining practicality with character and serving as the natural heart of the house.

From the dining hall, an impressive and opulent staircase rises to the first-floor landing, where a striking stained-glass sash window casts coloured light across the space, creating a particularly elegant feature. The landing provides access to three generously proportioned double bedrooms and the family bathroom. The principal bedroom is enhanced by a beautifully re-fitted en-suite shower room, designed with great sensitivity to the character of the house. The en-suite features a high-cistern WC, twin vanity wash hand basins and a stylish shower enclosure with both drench shower and hand-held attachment. Finished with attractive tiling and carefully considered décor, this space is both highly functional and visually refined. From the first-floor landing, a turned staircase rises to the second-floor ante room, a generous and versatile space currently used as a hobby area but equally well suited to use as a home office or additional reception space. From here, doors lead to two further well-proportioned double bedrooms, completing the upper-floor accommodation and offering excellent flexibility for family living, guests or working from home.

### Outside

The rear garden has been thoughtfully designed to provide an attractive yet low-maintenance outdoor space. The garden is laid predominantly laid to artificial lawn and framed by deep, well-established planted borders

containing a variety of shrubs, trees and planting, which provide a high degree of privacy and dappled shade during the warmer months. A generous flagstone patio, accessed directly from the kitchen and rear reception room, creates an ideal setting for outdoor entertaining and alfresco dining. Of particular note is a substantial cedar-clad outbuilding, fully insulated and thoughtfully arranged to provide a separate office space with electric heating, alongside an additional room currently used as a gym. This highly versatile structure offers excellent potential for a range of alternative uses, including studio, hobbies or ancillary accommodation, subject to requirements. Adjacent to the outbuilding is a useful dry shed, ideal for the storage of garden tools and outdoor furniture.

### Location

The property occupies a highly convenient and desirable position, ideally placed for access to both Portishead’s traditional High Street and the vibrant Marina, each offering an excellent selection of bars, cafés and restaurants. This appealing location will suit a wide range of purchasers, combining everyday convenience with a strong lifestyle offering. Families will particularly appreciate the proximity of the Lake Grounds, providing an outstanding recreational space where children can explore, enjoy organised sports or simply relax with picnics during the warmer summer months. Over the past decade, Portishead has benefited from significant investment, further enhancing its appeal. Local amenities include the impressive Marina, a Waitrose supermarket, a recently refurbished open-air Lido, as well as a variety of independent boutiques, eateries and larger facilities. The town has become increasingly popular with families and couples alike, many drawn by the strong sense of community, good local schools, golf course and extensive coastal and countryside walks. For commuters, Portishead offers excellent connectivity, with the M5 motorway accessible at Junction 19. Bristol city centre lies approximately 10 miles away, while Bristol Temple Meads and Parkway stations provide high-speed rail services to London Paddington in around 90 minutes. Bristol International Airport is situated approximately 12 miles to

the south, offering a wide range of domestic and international flights. In addition, a new direct rail link to Bristol is planned, further enhancing the town’s accessibility.

### Useful Information

Distances (approximate): M5 (Junction 19) – 3 miles, M4 (Junction 20) – 11 miles, Bristol Temple Meads – 10.5 miles, Bristol Parkway – 14 miles, Bristol International Airport – 12 miles

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

Services: All mains services connected.

Viewings: All viewings are strictly by appointment through the sole agents, Goodman & Lilley.

Offering exceptional flexibility of use alongside the charm and architectural character synonymous with a quintessential English Victorian home, this outstanding property is expected to attract a high level of interest, particularly given its prime location and generous accommodation. To arrange an internal inspection, please contact Goodman & Lilley on 01275 430440 and speak with one of our experienced property professionals.



- Beautifully Restored Victorian Home Offering Exceptional Charm And Architectural Features
- Off-Street Parking For Multiple Vehicles, Newly Installed Swing Gates And A Re-Built Natural Stone Wall
- Generous And Flexible Accommodation Arranged Over Three Floors
- Impressive Entrance And Dining Hall With Feature Fireplace And Elegant Period Detailing
- Five Well-Proportioned Double Bedrooms, Including A Principal Suite With Characterful En-Suite Shower Room
- Prime And Convenient Location Close To Portishead High Street, Marina, Lake Grounds And Excellent Transport Links
- Thoughtfully Landscaped Rear Garden With Patio And A Substantial, Insulated Cedar-Clad Outbuilding
- Extended Kitchen/Breakfast Room With Lantern skylight, Aga And Direct Access to Garden





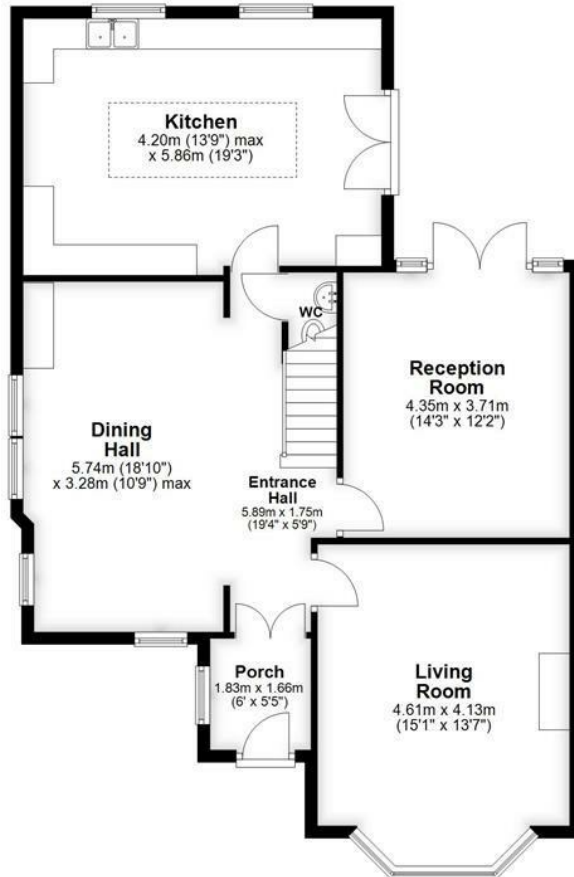


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### Ground Floor

Approx. 93.6 sq. metres (1007.3 sq. feet)



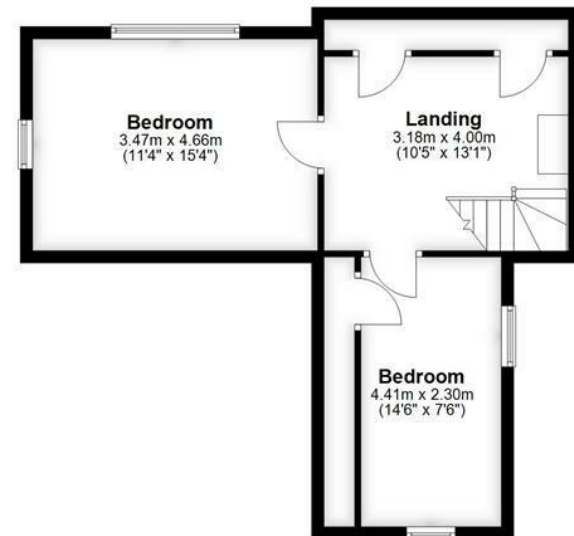
### First Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



### Second Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 206.3 sq. metres (2220.8 sq. feet)

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