



THE LODGE, 42 DOWN ROAD,
PORTISHEAD, BS20 8BH

**GOODMAN
& LILLEY**







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GUIDE PRICE £475,000

Formerly the gatehouse for Bruton Manor, 'The Lodge' is a unique, period detached family home occupying wonderful prominent position on Down Road offering a wealth of character and charm.

Built with local stone under a pitched tiled roof, this former lodge has been sympathetically restored retaining many original period features that include ceiling timbers, exposed wooden flooring, stone walls, all to name but a few. The charming accommodation is arranged over three floors and in brief comprises; entrance hall, dining room, family bathroom, living room and kitchen. The basement features a double bedroom with access to a private patio which could be used for a dependant relative or teenager. Two double bedrooms and a shower room occupy the first floor and completes the internal accommodation. Outside, features an established rear garden with a raised timber decked area conveniently accessed from the kitchen providing the ideal place to sit back and enjoy the views towards the estuary and the Welsh hills.

This home is within easy reach of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose and Sainsbury's. It also offers a large number of outdoor activities both water based, with the Portishead Sailing Club and Marina and outdoor pursuits such as the open air lido and parks.

Offered for sale in beautiful condition, oozing character and charm, this house is sure to appeal. Call now for your next appointment to view - 01275 430440/sales@goodmanlilley.co.uk

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 5 miles, M4 (J20) 11 miles, Bristol Parkway 16 miles, Bristol Temple Meads 13.5 miles, Bristol Airport 14 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected

Accommodation Comprising:

Storm Porch

Pitched tiled open storm porch with a secure, period hardwood front door opening to the entrance hall.

Entrance Hall

Welsh terracotta tiled flooring, open-plan to the dining Room, timber thumb latched door opening to living room, stair case descending down to bedroom three.

Living Room

12'11" x 12'0"

A wonderful room, many features to include a wood burning stove set in stone surround with timber mantle over, feature exposed natural stone wall, original exposed wood floorboards, exposed ceiling beams. Enjoying a dual aspect with uPVC double glazed bay window to front aspect, feature window seat, uPVC double glazed window to the side aspect, TV point, double panel radiator.

Dining Room

12'11" x 12'1"

The centre piece to the property with the living accommodation interacting beautifully with the rooms making this room a great family entertaining space. The dining room has character and charm with an open- grate fireplace set in stone surround, Welsh terracotta tiled flooring, exposed ceiling beams, turned timber stair case rising to the first floor landing, double panel radiator, uPVC double glazed windows to side aspect, telephone point, door to family bathroom, archway to the kitchen.

Kitchen

16'4" x 9'1"

A bespoke, cottage kitchen fitted by 'Portishead Kitchens' to the 'Colonial Haddington' design, bleached stone coloured units and glazed display units combine to provide the perfect balance of modern day styles whilst adding to the character that radiates throughout the home. With 40mm 'Tuscan Oak' hardwood work surfaces over, Abode Belfast sink with 'Ludlow Monobloc' taps in brushed Nickel compliments the work surfaces, tiled splash backs, plumbing for

washing machine and dishwasher, space for a fridge/freezer and range cooker. Welsh terracotta tiled flooring, wall mounted concealed boiler serving heating system and domestic hot water, uPVC double glazed window to rear aspect overlooking the rear garden, secure uPVC part glazed stable door opening to the raised timber sun terrace.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with shower attachment off and mixer tap, pedestal wash hand basin, hidden low-level WC, tiled splash backs, uPVC obscure double glazed window to rear aspect, double glazed 'Velux' window, double panel radiator, vinyl flooring.

First Floor Landing

Original exposed wooden floorboards, access to roof space via loft hatch, over stairs storage cupboard, fitted double storage cupboard, uPVC double glazed window to side aspect, doors to the master bedroom, bedroom two and the shower room.

Master Bedroom

12'0" x 12'1"

uPVC double glazed window to rear and side aspects enjoying views towards Wales., airing cupboard housing hot water tank, radiator, original exposed wooden floorboards, TV point.

Bedroom Two

12'0" x 8'1"

uPVC double glazed windows to the front and side aspects, radiator, original exposed floorboards.

Shower Room

Fitted with a three piece white suite comprising; low-level WC, walk-in tiled double shower enclosure with fitted shower, wash hand basin, full height tiling to all of the walls, extractor fan, vinyl flooring.

Bedroom Three

13'0" x 12'11"

Located on the basement floor, a great room for a dependant relative or teenager with secure uPVC double glazed door and window combination to the private courtyard garden, double panel radiator, parquet flooring, TV point.

Outside

The delightful gardens and grounds encompass the property and include various outdoor spaces that are privately enclosed by panelled fencing and mature trees. The main rear garden is laid predominantly to a level lawn with flowering shrub and ornamental tree borders. A raised decked seating area which leads out from the kitchen and affords views over the Bristol Channel towards the Welsh hills. A vegetable garden lies to the side of the property with raised planters and potting/store room. A further, hidden patio seating area takes full advantage of the sun throughout the day and provides the perfect entertaining space for visiting family and friends to dine al fresco in the warmer summer months.

Garage & 'In & Out' Driveway

The property is approached by a sweeping 'in and out' carriage driveway providing secure, gated off street parking for numerous vehicles. A detached single garage can be found with an up and over door, power and light connected and useful eaves storage space.



- Period Detached Home
- Retaining Period Features
- Three Double Bedrooms
- Gardens & Grounds
- Two Reception Rooms
- Garage & 'In & Out' Driveway



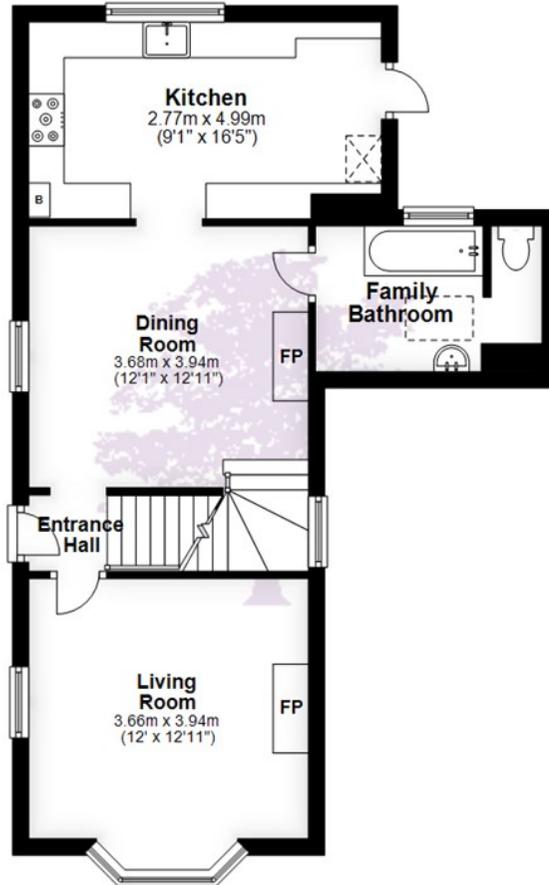


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Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



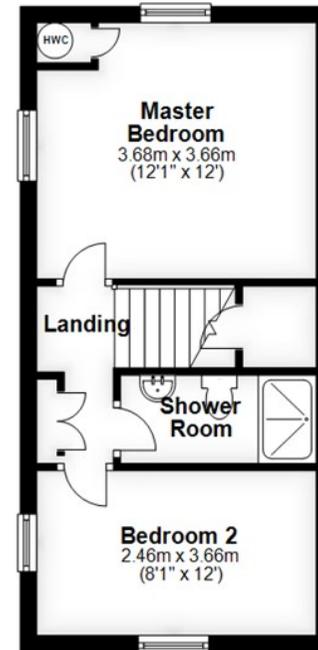
Basement

Approx. 20.2 sq. metres (217.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

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