



THE WATCH HOUSE, NORE ROAD,  
PORTISHEAD, BS20 8DU

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GOODMAN  
& LILLEY







# THE WATCH HOUSE, NORE ROAD

## PORTISHEAD BS20 8DU

GUIDE PRICE  
£1,500,000

The Watch House, an exceptional and architecturally striking detached residence set behind electric gates on the prestigious Nore Road in Portishead.

This remarkable coastal home combines privacy, scale and contemporary luxury, approached via a sweeping tree-lined driveway that provides extensive parking alongside two garages. Above one of the garages sits a beautifully appointed one-bedroom annex, ideal for guests, multi-generational living, or as a lucrative holiday let.

### The Residence

Designed with both elegance and versatility in mind, The Watch House offers a substantial and flexible layout with the potential for up to seven bedrooms and five reception spaces, creating a home perfectly suited to both refined family living and large-scale entertaining.

#### First Floor – Principal Living Spaces

The first floor hosts the main living areas, centred around a bright and generous landing framed by a dramatic floor-to-ceiling window that floods the space with natural light. To the front, a private study opens onto a balcony overlooking the beautifully landscaped front grounds — an ideal setting for a peaceful workspace. The main living room is both elegant and expansive, with bifold doors leading to a superb balcony terrace that captures spectacular views across the rear gardens and out towards the coastline. At the heart of the home lies the impressive kitchen and dining space, fitted with a comprehensive range of integrated appliances and flowing naturally into a relaxed breakfast and family dining area. For more formal occasions, a separate dining room provides a refined setting for entertaining, while a conveniently located WC completes the floor.

#### Second Floor – Bedroom Accommodation

The upper floor hosts four generously proportioned double bedrooms, three of which benefit from private ensuite bathrooms. The principal suite enjoys particularly striking views, with bifold doors opening onto a Juliet balcony overlooking the coastline. A luxurious four-piece family bathroom, finished to an exceptional standard, serves the remaining accommodation and completes this elegant level.

The Annex - Positioned above one of the garages, the self-contained annex offers its own private

entrance and comprises an open-plan kitchen, living and dining area, a modern three-piece shower room, and a double bedroom. This flexible space is ideal for guests, extended family, staff accommodation, or as an Airbnb or holiday rental opportunity.

Gardens & Grounds - The Watch House is set within beautifully maintained gardens to both the front and rear, designed for privacy and ease of upkeep with manicured landscaping and artificial lawns. Mature trees frame the plot, enhancing the sense of seclusion, while the elevated position captures wonderful coastal views, providing a tranquil backdrop for outdoor entertaining and relaxation.

The convenient location makes this home the ideal choice to a variety of purchasers, with only a short drive to Portishead's traditional High Street and the delights that the Marina has to offer and a selection of Bars and Restaurants can be enjoyed in both locations. The family buyer will warm to the Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: G

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440



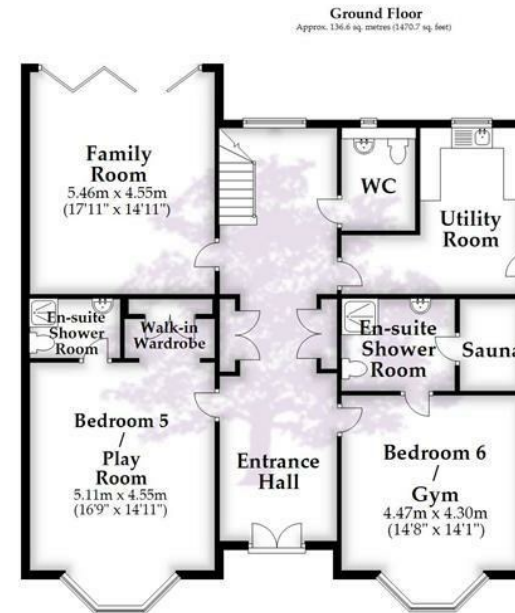
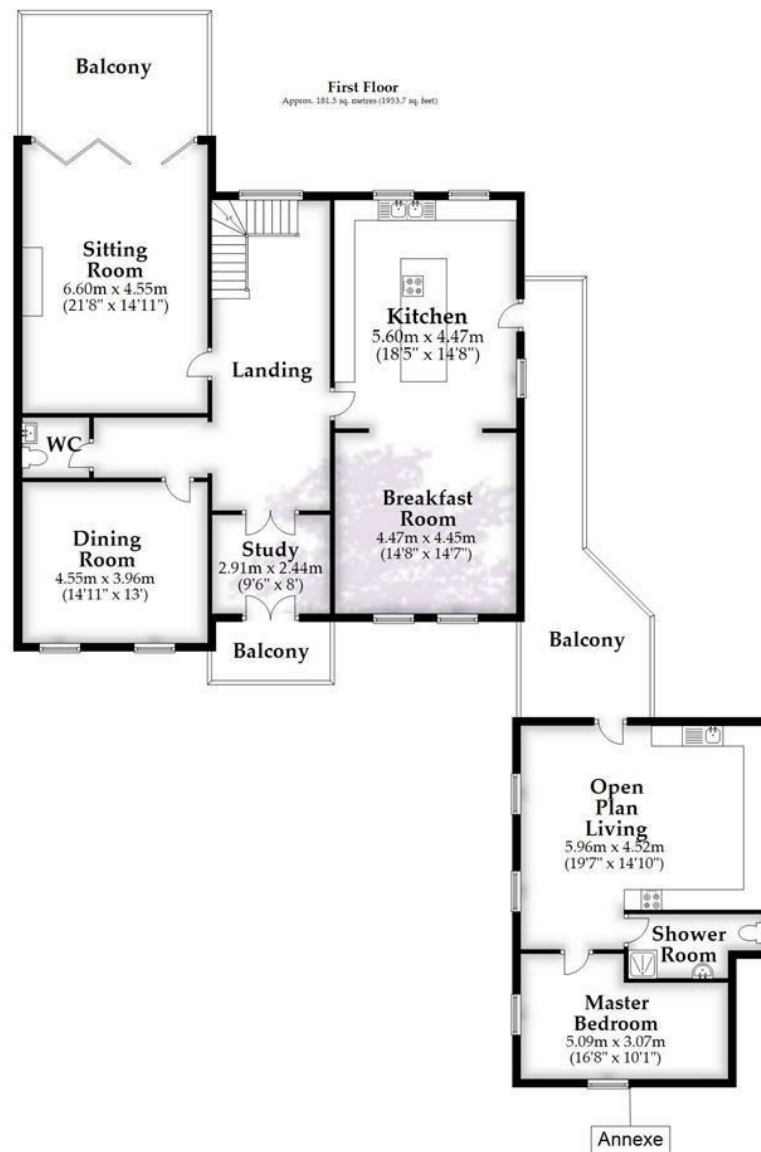
- Coastal Detached Family Home
- Substantial Gardens & Grounds
- Secondary Accommodation (Annexe)
- Viewing Highly Advised
- 5 - 7 Double Bedrooms
- Estuary & Welsh Hill Views
- Double Garage & Sweeping Gated Driveway
- 5 - 7 Reception Rooms
- In Excess Of 5400 SQ FT
- Private Secluded Position





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Total area: approx. 453.7 sq. metres (4883.5 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 PlanIt3.

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