



16A WEST HILL,  
PORTISHEAD, BS20 6LQ

---

**GOODMAN  
& LILLEY**







# 16A WEST HILL PORTISHEAD BS20 6LQ

£725,000

A five bedroom detached family home affording panoramic views over the Bristol Channel and Welsh hills with further benefits including four reception rooms, basement level, detached double garage and a well kept garden measuring approximately 100 foot in length.

Situated in an elevated position this five bedroom detached family home offers good sized, flexible living accommodation throughout and yet still provides scope to create further accommodation subject to necessary planning consents. The crowning feature of the property has to be its glorious estuary views coupled with its private location and established plot. The property is arranged over two floors and offers the perfect balance of living and bedroom space ideal for a growing family. The property enjoys a private sunny aspect with enclosed gardens and ample parking for several vehicles in front of a detached double garage, great for a relaxing lifestyle in this established location.

Goodman & Lilley anticipate a great deal of interest due to the accommodation on offer and the picturesque views, contact today to arrange your viewing inspection. 01275 430440 / sales@goodmanlilley.co.uk.

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: E.

Services: Electric, Gas, Water, Mains Drainage.

## Location

The convenient location makes this home the ideal choice for a variety of purchasers, with easy access to both Portishead's traditional High street and the delights that the Marina has to offer, with a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing the perfect space to explore or play the various sporting activities on offer or enjoy a picnic during those warm Summer months.

## Accommodation Comprising:

### Entrance Hall

Secure hardwood entrance door opening to entrance hall, single glazed circular window to front aspect, radiator, wooden laminate flooring, circular wooden open staircase with wrought iron balustrade rising to first floor landing, doors to:

### Cloakroom

Fitted with two piece modern white suite comprising; vanity wash hand basin, with cupboard under, mixer tap and low-level WC, uPVC double glazed window to front aspect, obscure hardwood single glazed window to front aspect, wooden laminate flooring.

### Study

6'3" x 8'5"

uPVC double glazed window to front aspect, radiator.

- Detached Home
- Four Reception Rooms

### Kitchen/Breakfast Room

11'5" x 11'8"

Fitted with a matching range of cream fronted base and eye level units and cupboards with drawers and tiled worktop space over, 1 + 1/2 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer, space for dishwasher, built-in eye level electric fan assisted double oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, door to:

### Porch

uPVC double glazed window to front aspect, hardwood glazed obscure rear door to garden.

### Living / Dining Room

21'7" x 11'10"

Coal effect gas fireplace set in stone built surround, Myson heater, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, hardwood glazed double door and window combination to:

### Conservatory

9'2" x 21'11"

uPVC double glazed construction with uPVC double glazed windows, polycarbonate roof, power and light connected, radiator, uPVC double glazed double door to veranda affording beautiful views over the Bristol Channel with steps leading to the garden.

### Snug

11'9" x 11'3"

Hardwood single glazed window to rear aspect, radiator, feature wall mounted electric fire.

### First Floor Landing

uPVC double glazed window to side aspect, loft hatch, door to walk in storage cupboard, further doors to:

### Master Bedroom

15'0" x 10'10"

uPVC double glazed window to the side and rear aspects with panoramic views over the Bristol Channel to the rear, radiator, door to:

### En-suite

Fitted with three piece suite comprising; pedestal wash hand basin, recessed tiled shower enclosure with electric shower and low-level WC, full height tiling to all walls, heated towel rail, extractor fan.

### Bedroom Two

11'8" x 9'3"

uPVC double glazed window to rear aspect with views over the Bristol Channel, radiator.

### Bedroom Three

10'10" x 8'4"

uPVC double glazed window to rear aspect with views over the Bristol Channel, radiator.

### Bedroom Four

6'2" x 11'2"

Two uPVC double glazed windows to front aspect, radiator.

### Bedroom Five

11'5" x 5'11"

uPVC double glazed window to rear aspect, built-in wardrobe with hanging rail and overhead storage, radiator.

### Family Bathroom

Fitted with four piece suite comprising; deep panelled Jacuzzi bath, pedestal wash hand basin, recessed tiled shower enclosure and low-level WC, tiling to splash prone areas, uPVC obscure double glazed window to front aspect, radiator.

### Utility Room

10'5" x 11'8"

Fitted with a matching range of wood fronted base and eye level units with worktop space over, space and plumbing for washing machine, space for freezer, wall mounted gas boiler serving heating system and domestic hot water, hardwood glazed door.

### Garden Room & Play/Games Room

23'3" x 10'5"

Open storage cupboard with shelving, hardwood glazed door, open into cellar space, light and power connection.

### Double Garage & Driveway

The detached concrete block double garage is approached via a paved driveway offering parking for several vehicles. The garage has power and light connection, roof storage area, and an electric roller door.

### Outside

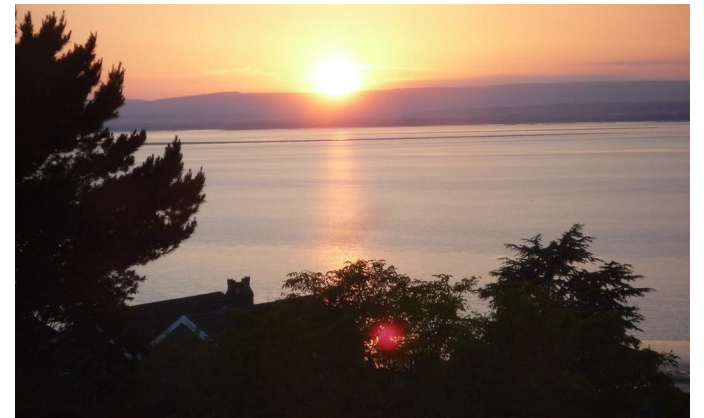
The front of the property is approached by several paved pathways with an array of shrubs, raised beds and borders. There is also a side path and lawned area screened by ornamental trees and mature borders and giving access to a sun terrace and conservatory to the side of the house and rear gardens.

The rear garden measures approximately 100 feet by 50 feet affording picturesque open views over the Bristol Channel towards the Welsh coastline. The garden is laid mainly to lawn with a selection of specimen trees, raised beds and borders enclosed by low level stone wall and mature hedgerow, a large patio seating area lies parallel to the rear elevation providing the perfect vantage spot to sit back, relax and watch the sunset over the Welsh hills. Last but by no means least a stone built feature pond with pump and waterfall completes the established and attractive gardens.



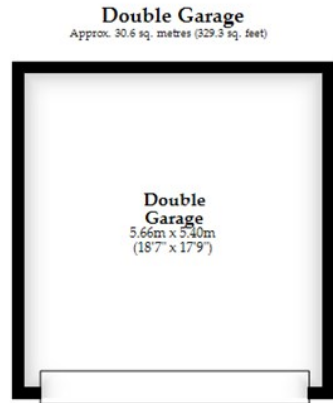
- Five Bedrooms
- Detached Double Garage
- Master With En-Suite
- Rear Gardens



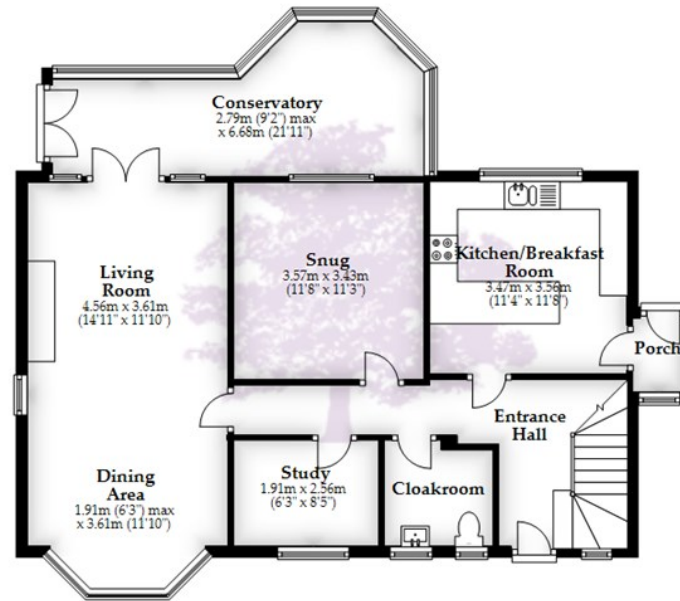


GOODMAN  
& LILLEY

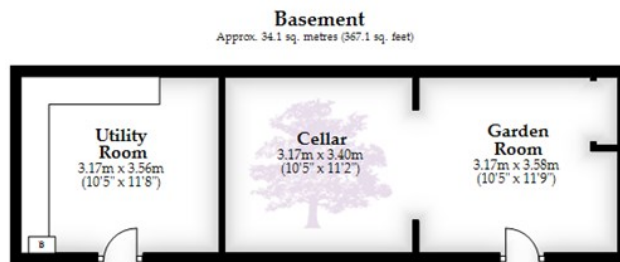
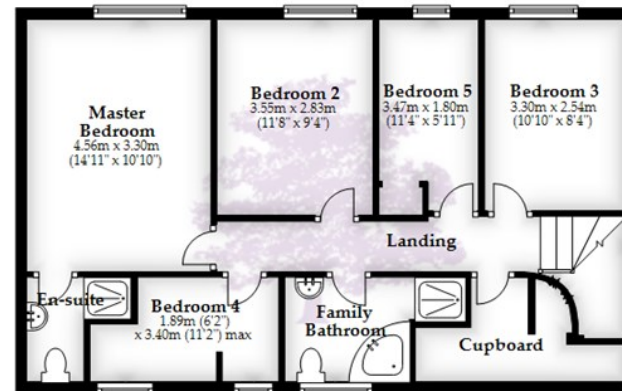




**Ground Floor**  
Approx. 87.0 sq. metres (936.4 sq. feet)



**First Floor**  
Approx. 70.5 sq. metres (758.6 sq. feet)



Total area: approx. 222.2 sq. metres (2391.6 sq. feet)

## 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