



3 TYNE GROVE,  
PORTISHEAD, BS20 7GQ

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GOODMAN  
& LILLEY



A STYLISH TWO-DOUBLE-BEDROOM COACH HOUSE OFFERING ALMOST 900 SQ.FT OF MODERN LIVING, PLUS AN ADDITIONAL STUDY SPACE. UNIQUELY, THERE ARE NO GARAGES BENEATH THE PROPERTY, GIVING IT A QUIETER, MORE HOMELY FEEL.

The former garage has been transformed into a bright dual-aspect kitchen/diner, creating a standout social hub. Outside, enjoy allocated parking and two private garden areas. Contemporary, spacious, and cleverly updated throughout. You enter the property via a quaint, cottage-style courtyard garden, which leads into an open entrance area connected to the ground-floor kitchen/diner and stairs to the first floor. The well-presented kitchen/diner—converted from the previous garage—offers a fantastic sociable space, fitted to a high standard with modern grey units, wooden worktops, and integrated appliances. With double doors opening to the front courtyard and a glazed door to the rear parking area, the room is flooded with natural light and enjoys a strong connection to the outdoors. There is also an extremely useful downstairs WC, accessed from the kitchen.

Upstairs, the first floor opens into a beautifully balanced layout. There are two generous double bedrooms, including a bright master bedroom with fitted wardrobes. The family bathroom feels light and airy, complete with a modern three-piece suite and a Velux window overhead. Storage is well catered for with two built-in cupboards, while the standout feature is the fantastic L-shaped living space. This versatile room offers plenty of space to relax and unwind, and cleverly incorporates an additional study area, making it ideal for home working or creative pursuits.

Outside, a quaint front courtyard patio is enclosed by a high-level fence and trellis, with mature planting creating a real private oasis directly accessible from the kitchen/diner. In addition, there is a separate rear garden accessed via the parking area, featuring a decked space, mature plants, and a large shed/summerhouse—perfect for relaxing or entertaining. The property also benefits from an allocated parking space for added convenience.

Location

Located in the heart of the village quarter, this charming coach house offers superb access to the high street, local marina, and nearby nature reserve. Enjoy the perfect blend of village charm and convenience, with shops, cafes, and scenic outdoor spaces all within easy reach.

Useful Information

Council Tax Band: B (North Somerset Council)

Local Authority: North Somerset Council

Local Amenities: Served by Portishead Town Council with community facilities, parks and events

Broadband: Good broadband availability in the area, including fibre-optic services (subject to provider and package)

- Detached Coach House
- Allocated Parking
- Spacious First Floor Living Space
- Two Gardens
- Just under 900SqFt Of Accommodation

- Two Double Bedrooms
- Ground Floor Kitchen/Diner
- Additional Study Space
- Great Condition Throughout
- Popular Village Quarter Development

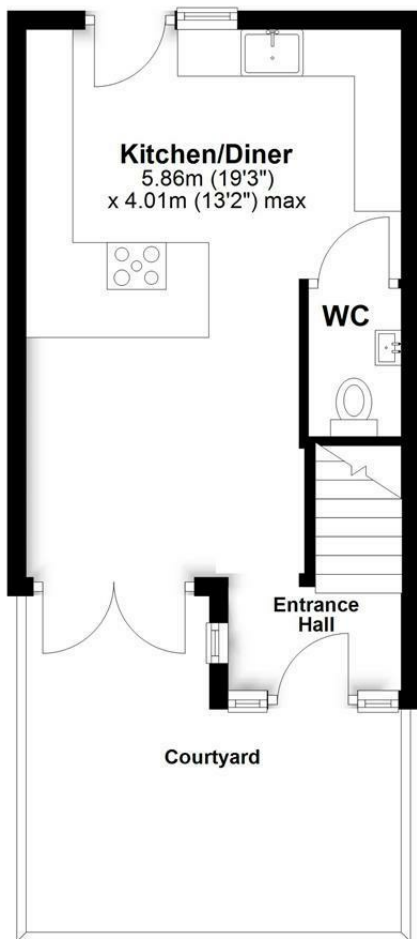


GUIDE PRICE £335,000



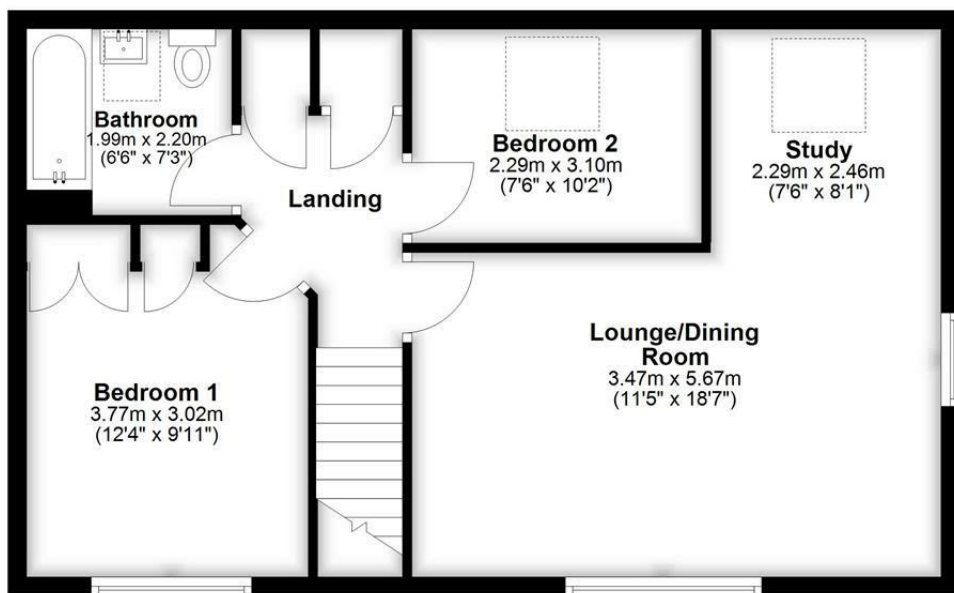
### Ground Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



### First Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.9 sq. feet)

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