



THE COACH HOUSE, 5 LILYS ORCHARD,
PORTISHEAD, BS20 6DS

GOODMAN
& LILLEY







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GUIDE PRICE

£675,000

An exceptionally rare opportunity to acquire this beautifully presented three-bedroom coach house, set within an exclusive and tranquil development just off Slade Road. Perfectly positioned, the property offers effortless access to Portishead High Street and an excellent range of nearby amenities, while retaining all the charm and character expected from a conversion of this calibre.

Expertly crafted throughout, the home showcases a striking natural stone façade beneath a traditional pitched clay-tiled roof. Stepping inside, the cottage-style entrance door opens into a warm and welcoming hallway, finished with ceramic tiled flooring and underfloor heating. A turned staircase rises to the first-floor landing, while solid oak doors lead to the principal ground-floor rooms, including the utility room, cloakroom, and the impressive ground-floor master bedroom suite.

The living room flows seamlessly into the dining area and kitchen, yet each space has been thoughtfully arranged to retain its own distinct and comfortable character. The living room features oak flooring with underfloor heating, a high-quality wood-burning stove set on a glazed hearth, and a charming arched window reveal with a slate sill, adding warmth and individuality to the room. The adjoining dining room provides generous space for a family-sized dining table and chairs, enhanced by a stylish lean-to extension with a glazed roof and fitted blinds. Bi-folding doors open directly onto the rear garden, creating a superb setting for everyday dining or entertaining. Awash with natural light and complemented by the natural stone façade and oak underfloor heating, it is an inviting and beautifully balanced space.

At the far end of the coach house, the kitchen is beautifully appointed, featuring an elegant range of shaker-style wall, base and drawer units topped with a white, grey-veined quartz work surface that incorporates a breakfast-bar peninsula. An inset Belfast sink with mixer tap, metro-tiled splashbacks, integrated dishwasher, space for a fridge/freezer, and a Neff five-ring induction hob with electric fan-assisted oven and extractor hood complete the specification. The space is further enhanced by a vaulted ceiling with a heritage Velux window, a deep-silled rear garden window finished in slate, and a stable door opening directly to the garden. Encaustic tiled flooring with underfloor heating adds both comfort and character, creating a kitchen that is as functional as it is charming.

Returning to the entrance hall, a door opens into the well-appointed utility room, fitted with space for a washing machine and dryer, a quartz work surface with inset sink and metro-tiled splashback, and additional wall cupboards for practical storage. An oak door leads through to the cloakroom, featuring a contemporary sink, low-level WC with concealed cistern, stylish metro tiling and ceramic tiled flooring.

At the opposite end of the coach house, the ground-floor master bedroom suite offers an impressively proportioned space, enhanced by a vaulted ceiling that adds height and character. An oak door opens to both a walk-in wardrobe and a well-appointed en-suite shower room. The bedroom features oak flooring with underfloor heating and French doors that lead directly onto a private,

enclosed courtyard garden reserved exclusively for the master suite. Laid to artificial lawn with raised retained borders and outdoor lighting, this secluded area provides a tranquil and highly private retreat. The en-suite is fitted with a quality three-piece suite, including a shower enclosure with drench shower and hand-held attachment, a contemporary sink, and a low-level WC with concealed cistern by Villeroy & Boch. Fully tiled, and completes the space to an excellent standard.

Ascending to the first floor via the turned staircase, you arrive on a bright landing illuminated by a Velux window. Here, two oak-fronted storage cupboards provide excellent practicality—one housing the gas combination boiler with additional space for linen, and the other fully shelved for further storage. Oak doors then lead to the family bathroom, the third bedroom, and the second bedroom. The second double bedroom enjoys excellent natural light from two Velux windows fitted with electric blinds and benefits from cleverly designed built-in wardrobes offering hanging space, drawers and shelving. A vaulted ceiling enhances the sense of space and adds further character to the room. The third bedroom is a versatile single bedroom or nursery, currently arranged as a study with a built-in workstation extending to ceiling height, complete with shelving and an oak work surface. This unit could be removed to accommodate a single bed if preferred. The room is rich in character, featuring interesting ceiling lines, oak flooring and a low-level side-aspect window that adds charm and individuality. The family bathroom is beautifully

appointed, featuring distinctive pink herringbone tiling that adds character and style. It includes a deep panelled bath with a mains shower, a low-level WC with concealed cistern, and a contemporary wash hand basin. A shaver point and chrome heated towel radiator complete the space, combining practicality with a touch of elegance.

Gardens & Grounds

The south facing garden is generously proportioned and fully enclosed, with a cedar fence on one side and a stone-raised, retained border leading towards the rear. A well-maintained lawn stretches to the far end, where an undercover seating area offers space for outdoor furniture and is complemented by lighting, perfect for evening gatherings. A useful garden store provides practical storage for tools and equipment. To the side, a gravelled area with a pergola-covered seating space creates a private retreat, while immediately outside the kitchen and dining room, a generous patio area provides an ideal space for al fresco dining. Additionally, the ground-floor master bedroom suite benefits from its own private, enclosed courtyard garden, laid to artificial lawn with raised retained borders and outdoor lighting, offering a secluded outdoor retreat for the sole use of the suite.

Allocated Parking Spaces

The property is approached via a communal driveway shared with five other homes. Two allocated parking spaces is conveniently positioned to the right-hand side, aligned with the garden, and just a short walk from both the

side-access garden gate and the front door. The parking space also benefits from an EV charging point, providing added convenience for electric vehicle owners.

Location

Situated within the exclusive and highly sought-after Lilly's Orchard development, this property enjoys a peaceful position while remaining incredibly convenient for everyday life. Slade Road offers excellent access to Portishead High Street, with its array of shops, cafes, and amenities just a short stroll away. The area is well connected, with the incoming train line providing further travel options, making commuting straightforward. Despite its central convenience, the home is tucked away within a tranquil and private setting, combining the best of both worlds: accessibility and serenity within an small exclusive development.

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 (management company to be set up for the development)

Council Tax Band: E

EPC: C

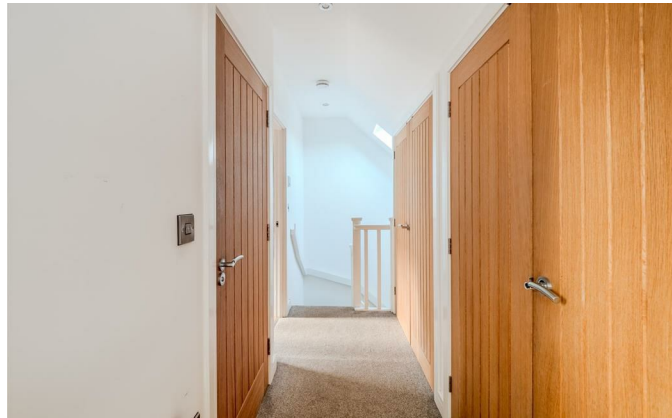
Services: All Mains Services Connected

Local Authority: North Somerset Council Tel: 01934 888888



- Beautiful Period Coachhouse
- Highly Convenient Location
- Character & Charming Features
- Three Bedrooms (Master En-Suite, Dressing Room & Private Courtyard Garden)
- Quality Fixtures & Fittings
- Two Allocated Parking Spaces (EV Charging Point)
- Beautiful Appointed Living Accommodation
- Landscaped Rear Garden
- Rarely Available In This Location



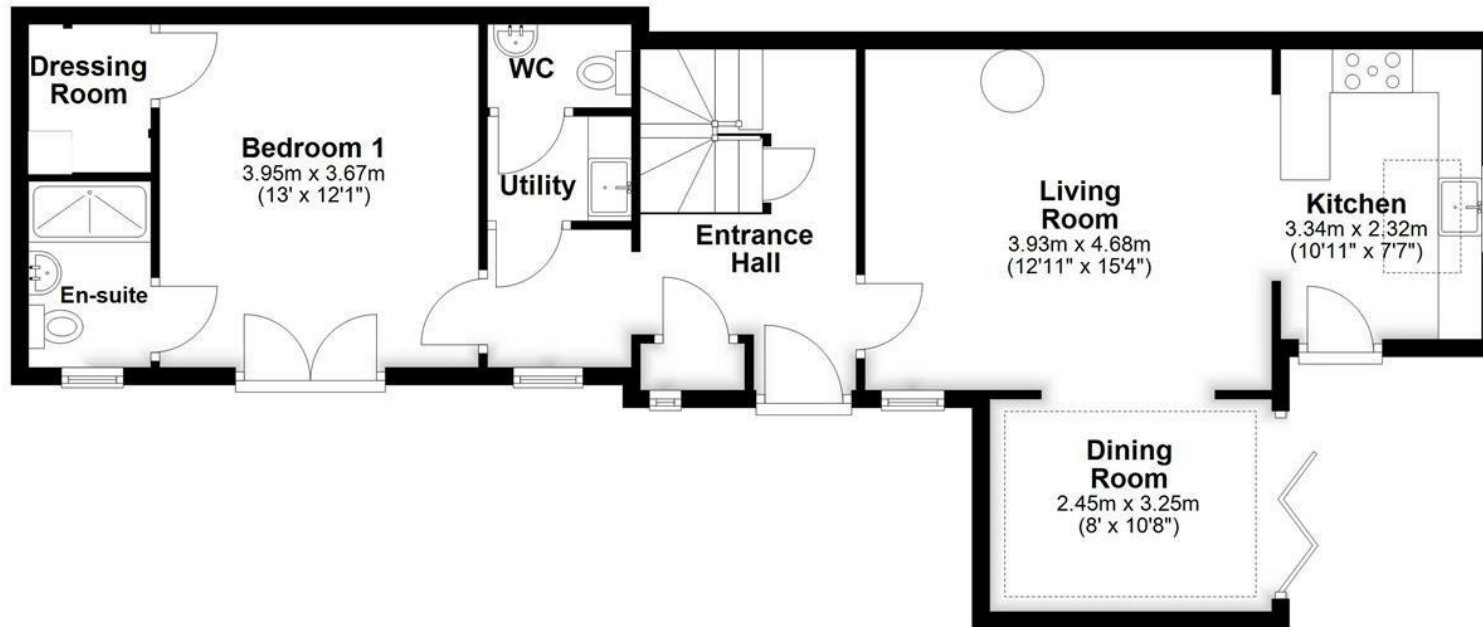


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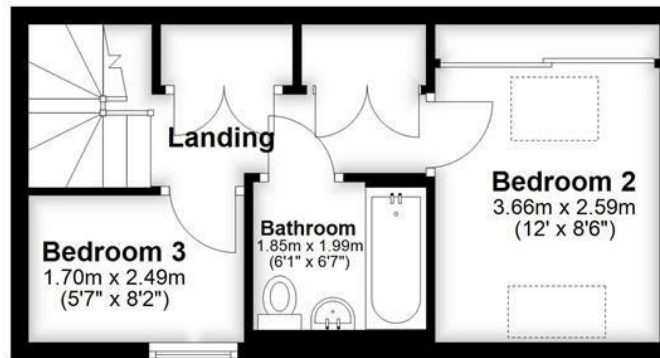
Ground Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

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