44 Pier Road, Portishead, Bristol, Somerset, BS20 7EA

Asking Price: £1,295,000

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- Exquisite Detached Family Home
- Prime Marina & Lake Position
- Well Presented Throughout
- Stunning Open Plan Living Space
- Three Reception Rooms
- Five Double Bedrooms
- Two En-suite Bedrooms
- Exclusive Cul-De-Sac
- Over 2,800 Sqft
- Larger Than Average Double Garage
- Level Plot
- Gated Parking

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Property Description:
This stunning detached home occupies a level, gated plot, perfectly balancing privacy with convenience. Ideally positioned within walking distance of the town centre, Marina, and picturesque woodland walks leading to the Lake Grounds, it offers an exceptional lifestyle in one of Portishead's most sought-after locations. Boasting over 2,800 sq ft of versatile accommodation, including five bedrooms and four reception rooms, this impressive family home provides an abundance of space. A rare opportunity that simply must be viewed.

Ground Floor:
The ground floor is entered via an impressive reception hall, creating a wonderful sense of space and providing access to all principal rooms. To the rear, the characterful living room enjoys garden views through glazed double doors and features a wood-burning stove with a stone surround. A dual-aspect study overlooks the mature front garden and benefits from fitted desk space and storage, while a second reception room, currently used as a snug, offers excellent flexibility as a playroom, second lounge or ground floor bedroom. The heart of the home is the stunning open-plan kitchen, dining and family room. The modern kitchen is finished with white Corian worktops, integrated appliances and a breakfast bar, flowing seamlessly into a spacious dining area and a fully glazed family room with direct garden access and a delightful outlook over the rear garden. Completing the ground floor is a practical utility room with external access and a modern cloakroom/WC.

First Floor:
A galleried landing provides access to all first-floor accommodation and benefits from two excellent storage cupboards. The impressive principal suite enjoys an attractive rear outlook across the valley and features a luxurious four-piece en-suite shower room. A wall of fitted wardrobes conceals a sliding door through to Bedroom Four, currently arranged as a dressing room with extensive fitted storage, although it can comfortably accommodate a double bed if required. Bedroom Two is a generous double bedroom with a modern en-suite shower room and ample space for freestanding furniture. Bedroom Three is another excellent double room enjoying the pleasant rear outlook, while Bedroom Five is a well-proportioned double with a front-facing dormer-style window. The bedroom accommodation is completed by a stylish, recently modernised family shower room, creating a versatile and practical layout ideal for family living.

Gardens & Garage:
The property sits on a level plot with beautifully maintained, mature gardens surrounding the home. To the front, decorative borders create an attractive approach, while a gated driveway provides ample parking and access to the larger-than-average double garage. The garage benefits from an up-and-over door, power, lighting, a high vaulted ceiling, and a courtesy door leading directly into the rear garden. To the rear, the garden has been designed with ease of maintenance in mind, featuring an artificial lawn and mature hedgerow boundaries that provide an excellent sense of privacy and security. A raised decked seating area enjoys sunshine throughout the day, while a covered decked area with provisions in place for a hot tub offers a fantastic space for relaxing or entertaining outdoors.

Material Information:
Freehold Property
Council tax band G (£4,306.19 as of 2026/2027) EPC: TBC

VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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E-mail: infoportishead@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

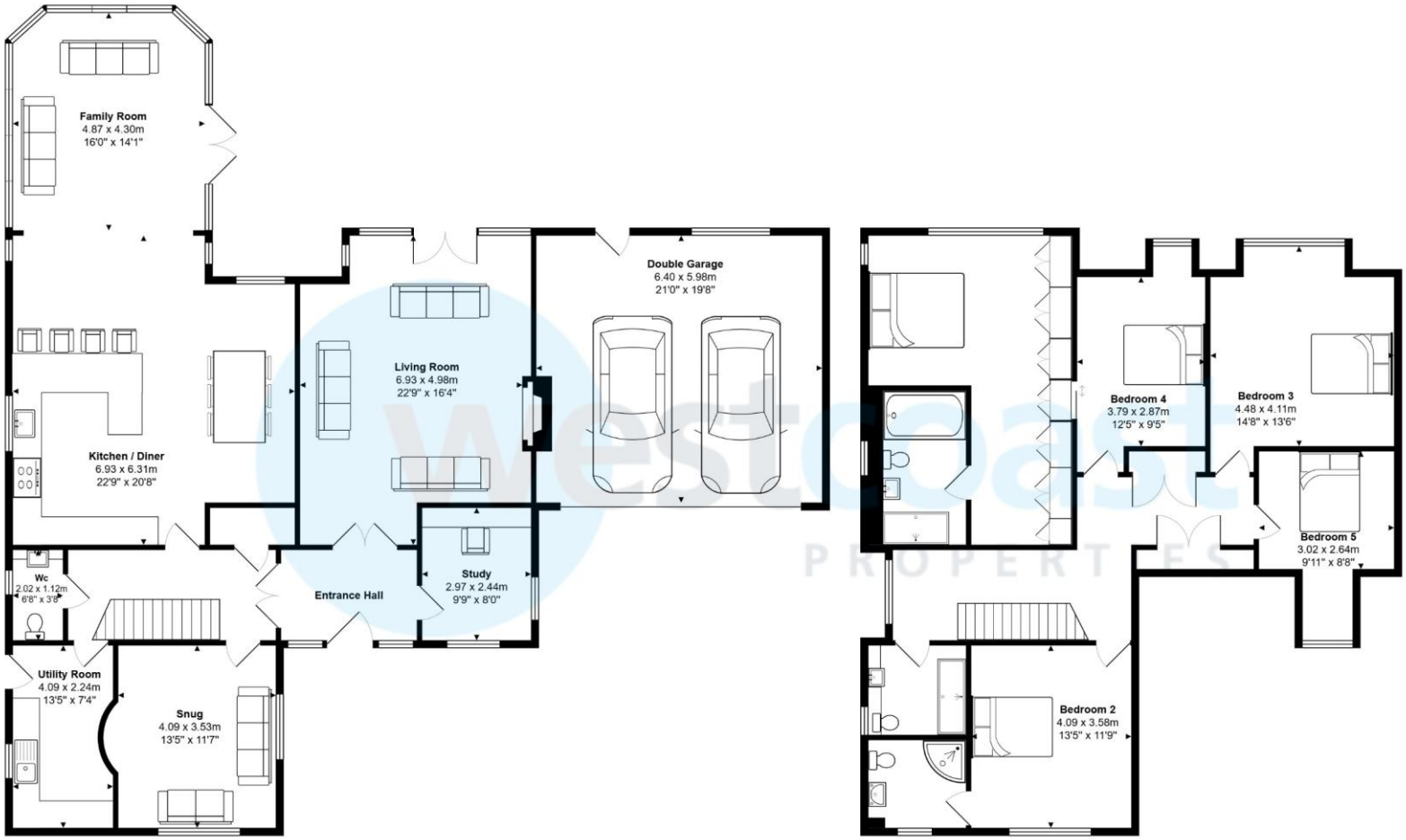
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total Area: 266.0 m² ... 2864 ft² (excluding double garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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