

2 Fircliff Park

Portishead, North Somerset



A distinctive Grade II listed well-presented mid 19th century semi-detached house with spectacular 360 degree views from its turreted tower over Portishead and the Channel to the Welsh Coast.

Bristol 8 miles. Bristol Airport 11.6 miles. M5 (J19) 3.5 miles. Cribbs Causeway Regional Shopping Centre 9.6 miles
Nailsea & Backwell Rail Station 7.3 miles. Bristol Temple Meads Rail Station 11.3
(Distances and times approximate).



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Summary of accommodation

Main House

Ground Floor: Reception hall | Sitting room | Dining room | Study | Utility/preparation kitchen

Lower Ground Floor: Kitchen/breakfast room

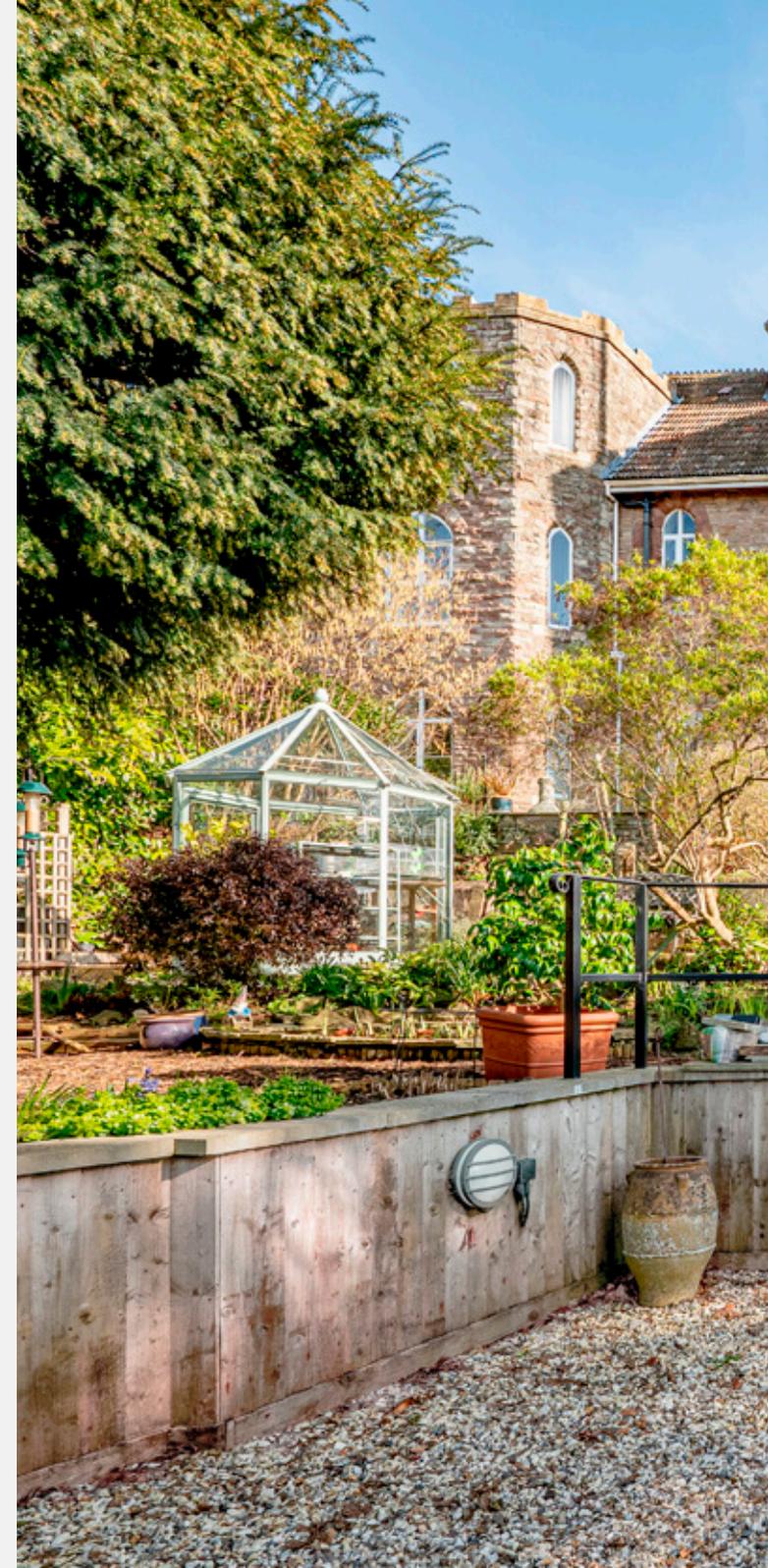
First Floor: Principal bedroom | 3 further bedrooms | Bath/shower room | Shower room

Second Floor: 2 bedrooms | Shower room | Gallery landing/reading area

Garden and Grounds

Attractive landscaped garden | Water feature | Detached 21' garage with adjoining store/workshop

Enclosed terrace Parking | Electric entrance gates Parking





Situation

(Distances and times are approximate)

Portishead is a coastal town 8 miles west of Bristol and is known for its stunning sunsets.



There are a variety of shops, restaurants, and boutiques in the High Street. Supermarkets include a Waitrose.



There are parks and gardens, an open air swimming pool and a boating lake with views over the Channel to Wales, as well as coastal walks.



There are primary schools, Gordano Academy, The Down Preparatory Junior School at Wraxall and an excellent choice of private schools in Bristol.





The Property

Fircliff is believed to have been built in the mid 1850's by John Daniel, an engineer and assistant to Isambard Kingdom Brunel. It was split in the late 1960s and No 2 is the south wing with the accommodation arranged over four floors. The property occupies a slightly elevated position and the 360 degree views from the turreted tower are spectacular. From all windows the views range from overlooking Portishead or across the estuary, capturing the sunsets.

Although the house is Victorian built, there are Gothic influences with a comfortable atmosphere. There are tessellated floors, arched windows and arched doorways, ornate ceiling cornices, gallery landings, marble and period fireplaces, and window shutters. The present owners purchased the property in 2011 and have made improvements where necessary. It is well presented and maintained. In more recent years, a bespoke kitchen was installed and integral appliances include oven, combination oven, hob, cabinet fridge freezer, wine cooler, dishwasher, and walk-in pantry. The family bath/shower room, and the shower room on the second floor are contemporary. Externally, the garden was landscaped the garage built, and double electric entrance gates installed.

The impressive reception hall with fine staircase leads down to a preparation kitchen/utility room on a half landing and continues down to the breakfast kitchen on the lower ground floor with access to outside. The staircase rises from the hall to the first and second floors, including a couple of gallery landings, and from the second floor, landing French doors give access to the turreted tower with 360 degree panoramic views.



Outside

2 Fircliff is approached through solid timber double electrically operated gates to a parking area in front of a detached garage with electric door. Adjoining the garage is a work/store room and there is an undercroft below the garage.

The gardens are very attractively planned for all year around colour and interest. Immediately outside the rear of the house, facing west, is a paved terrace with glazed balustrade designed to capture the sunsets. The garden has been designed in compartments with wide stone steps and pathways leading from area to another. There are areas of lawn, shaped beds and borders, sitting areas, a variety of flowering shrubs and ornamental trees. There is a mature Yew tree, Magnolia, Peonie, Yuccas, Hellebores, spring bulbs, and fruit trees include Cider Apple, Apple and Cherry. There is an ornamental pond and a gazebo style greenhouse. A mature Wisteria adorns part of the south elevation.





Property Information

Tenure: Freehold

Services: All main services connected to the property.

Gas fire central heating. Underfloor heating to the breakfast kitchen, family bathroom and second floor shower room. New boiler installed in 2023

Local Authority: North Somerset Council

Council Tax: Band F

EPC: Grade II listed

Guide Price: £1,350,000

Directions (BS20 7HQ): When entering Fircliff Park, from the Woodhill Road direction, the solid timber garage gates are seen along on the left-hand side after a few yards.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House 332 sq.m / 3,570 sq.ft

Garage / Workshop 43 sq.m / 469 sq.ft

375 sq.m / 4,039 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Bristol

1 The Mall

Clifton

BS8 4DP

knightfrank.co.uk

I would be delighted to tell you more

Xara Grigg

01173 171998

xara.grigg@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated xxxxxxxx xxxx. Photographs and videos dated xxxxxxxx xxxx.

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