

# Woodhill Beach House

Region: Bristol Channel **Sleeps:** 6 - 14

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## Overview

Woodhill Beach House is fabulously nestled on the banks of the River Severn estuary and as a result makes the perfect base for those wishing to escape reality, relax and unwind in style. Due to its much desired location it boasts uninterrupted panoramic views of the estuary, perfect for wildlife lovers! The property has been fashioned in form of a French inspired chic beach house and comes complete with all the necessary modern amenities for a more than comfortably stay.

As you enter the house you will instantly notice the lift, this allows easy access to the basement level and first floor. This is a really fantastic addition, particularly for those who have mobility issues or problems with staircases. The first floor is incredibly spacious and is comprised of an open plan dining area and fully equipped kitchen. The living room is the perfect spot to curl up in one of the comfy arm chairs with a good book while enjoying looking out over the tranquil surroundings and river. The lovely dining room, bright and light due to the beautiful skylight it makes a lovely room for the family to gather together and enjoy a nice meal.

On the first floor two bedrooms can be found. Guests are bound to be arguing over who gets to stay in the wonderful master en-suite bedroom, complete with king-sized bed. Fabulous views of the Estuary and horizon can be enjoyed from the many windows and french doors and even from the comfort of the luxurious bathtub! The second en-suite double bedroom on this level boasts equally impressive views.

Three bedrooms are situated in the upper floor. Two of the double bedrooms are larger in size with access to private washrooms. The smaller of the double bedrooms has nautical themed porthole windows and an en-suite bathroom. Heading back downstairs to the basement, you will find the snug area, perfect for a cosy movie night. On this floor, a further en-suite double bedroom can also be found. Adjoined to this bedroom is a small living space, with a working fireplace, with further access to the garden.



## Facilities

Wow Factor • Quirky • Modern • Easy By Train • **Recommended** • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • Working Fireplace • Heating • Waterfront • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Lower Ground Floor*

- Bedroom with double bed and en-suite shower room
- Large spacious living area with wood burning fire and seating area available. The room has large glass doors which open directly onto the garden and estuary.
- Den with comfortable sofas and TV
- Utility area



## *Ground Floor*

- Magnificent open plan kitchen and living room with exceptional views over the estuary
- Orangery with table and seating for 8 looking onto the front garden
- Cloak room with W.C, sink and boot/coat area

## *First Floor*

- Bedroom with king size bed and en-suite bathroom with free standing bath
- Bedroom with double bed, garden view and en-suite shower room
- Bedroom with double bed
- Family bathroom

## *Second Floor*

- Bedroom with double bed, round swing chair and en-suite shower room (please note that there is no bathroom door or blinds)
- Bedroom with double bed with French style bed-frame and a view over the garden and en-suite bathroom
- Bedroom with double bed, sea view and en-suite shower room

## *Exterior Grounds*

- Walled garden opening onto the estuary
- wooden decked area with BBQ
- Swing chair
- Dining area

## **Additional Facilities**

- Wi-Fi
- Underfloor heating
- Linens bed sheets and towels are provided
- Lift (between the basement and first floor)
- Fireplace
- Iron and ironing board
- Outdoor dining
- Outdoor seating
- Television



- Washing Machine and Dishwasher
- Parking

## Location & Local Information

The town of Portishead is just off the coast of the Severn Estuary, Somerset. Due to its proximity and its tributary, Portishead has a rich history as a port and docking yard. There are still exquisite examples of Town's fine history of Victorian Gothic architecture and plenty of popular trails for keen hikers to explore. Being surrounded by the stunning countryside of Somerset, holiday makers love to visit the likes of Gordano Valley Nature Reserve, Battery Point and The Clevedon Coast Path; where Wales is visible on clear days.

For those looking to make more of the localised attractions, Portishead Marina's recent re-development means it has a host of bars, cafes and restaurants.

When holidaying in Portishead, try to time your stay with the Portishead Carnival, Flower Show or Raft Race which are all a celebration of the local heritage.

The house is an ideal base to explore the delights of Somerset. Visit enchanting stately homes such as Stourhead, Iford Manor and Bowood House and Gardens. Discover the charming and quaint English villages of Castle Combe, Frome, and Braford upon Avon. Not to mention the fabulous selection of delicious pubs and restaurant to try including The Ethicurean at Barley Wood walled garden, Roth bar and grill at Hauser and Wirth or the Talbot Inn in Mells.



## Local Amenities

Nearest Airport	<b>Bristol (16km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Supermarket	<b>Waitrose (1.2 km)</b>
Nearest Train Station	<b>Bristol Train Station (18.5 km)</b>



## What Oliver loves...

- Peaceful position, perfect for those really wanting to get away from it all!
- Surrounded by stunning natural scenery, beautiful all year round in all seasons
- Beautifully and lovingly designed and looked after with dreamy interiors and wonderful artwork
- The immediate area has a good selection of shops, pubs and restaurants.

## What you should know...

- Two of the ensuite bathrooms do not have doors however there is an additional family bathroom available
- Please ensure that particularly young children are always accompanied while using the lift

# Terms & Conditions

- Security deposit: £750. This is paid directly to the owner prior to arrival and will be refunded in full after departure subject to damage inspection
- Arrival time: After 4.00 p.m.
- Departure time: Before 10:30 a.m.
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Yes
- Pets welcome?: No
- End of stay cleaning included?: Yes
- Changeover day: Any Day of the Week
- Minimum stay: 2 Nights
- Smoking Allowed?: No
- Internet access?: Wi-Fi
- Other Ts and Cs: Not safe or suitable for infants (Under 2 years)
- Other Ts and Cs: The Owner reserves the right to approve all stag and hen do's at the property