GOODMAN & LILLEY



1 APPLEHAYES RISE, EASTON IN GORDANO, BS20 0FD



APPLEHAYES RISE

, BS20 0FD

- Executive Detached Family Home
- Private Gated Community
- Open-Plan Kitchen/Dining Room
- Integral Double Garage & Driveway
- Sought After Location
- Four Double Bedrooms (2 En-Suites)
- Great Links To Clifton, Bristol M5 (J19)
- Separate Living Room
- Enclosed Rear Garden
- Well Presented Throughout



Nestled within the exclusive gated development of Applehayes Rise, Ortley House is an exceptional detached family home offering over 2,500 sq ft of beautifully appointed accommodation. Named after the orchard that once occupied this enviable setting, the property combines timeless design, modern comforts and generous living space, perfectly suited to contemporary family life and entertaining.

Occupying a prime position within this highly sought-after private estate, the home has been meticulously maintained and upgraded by the current owners, while enjoying excellent access to Bristol, the M5 motorway network and the many amenities of nearby Portishead.

The welcoming entrance hall immediately sets the tone, featuring a stunning oak staircase rising to a galleried first-floor landing, elegant oak internal doors and porcelain tiled flooring with underfloor heating running throughout much of the ground floor.

The principal reception room is a superb dual-aspect living room stretching in excess of 28 feet in length. Flooded with natural light from windows to the front and side elevations, the room centres around a recessed wood-burning stove and enjoys direct access via French doors onto the beautifully landscaped rear garden and entertaining terrace.

A separate study provides the ideal space for home working, whilst a stylish cloakroom completes the ground floor accommodation.

Undoubtedly the heart of the home is the impressive bespoke Mayflower kitchen and dining room. Thoughtfully designed and finished to an exceptional standard, it features an extensive range of cream-fronted cabinetry, granite work surfaces, integrated appliances and a Rangemaster dual-fuel cooker. The dining area enjoys views over the rear garden and offers ample space for family gatherings and entertaining. A substantial utility room provides further storage and laundry facilities whilst also offering internal access to the double garage.

The first floor continues to impress with four generous double bedrooms. The principal suite enjoys a luxurious en-suite shower room and ample space for freestanding furniture, whilst a second large bedroom benefits from its own en-suite and occupies a substantial footprint above the double garage. Bedrooms three and four are both comfortable doubles, served by a beautifully appointed family bathroom featuring both bath and separate shower enclosure.























GARDEN

Externally, the property enjoys a stunning south-facing rear garden designed to maximise enjoyment of the all-day sunshine. A newly laid patio and raised seating areas create the perfect setting for outdoor dining and entertaining, whilst the lawn, mature planting and dedicated vegetable garden provide colour and interest throughout the seasons. The garden enjoys a high degree of privacy and benefits from gated side access, external power and water supply, together with useful storage areas and a substantial garden shed.

GARAGE & DRIVEWAY

To the front, a block-paved driveway provides off-road parking and leads to the integral double garage, offering secure parking, power, EV charging point, lighting and additional storage.

LOCATION

Applehayes Rise is one of Easton-in-Gordano's most sought-after residential addresses, offering the exclusivity and security of a private gated development. Residents enjoy easy access to highly regarded schools, scenic countryside walks, nearby golf courses and Bristol city centre.

Easton-in-Gordano is a popular riverside village with a strong community spirit, excellent local amenities and beautiful surrounding countryside. Conveniently located close to Portishead, Bristol and Junction 19 of the M5, it is ideal for both families and commuters. The proposed reopening of the Portishead–Bristol railway line via Pill is set to further enhance the area's connectivity and appeal.

AGENT NOTES

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

Local Authority: North Somerset Council

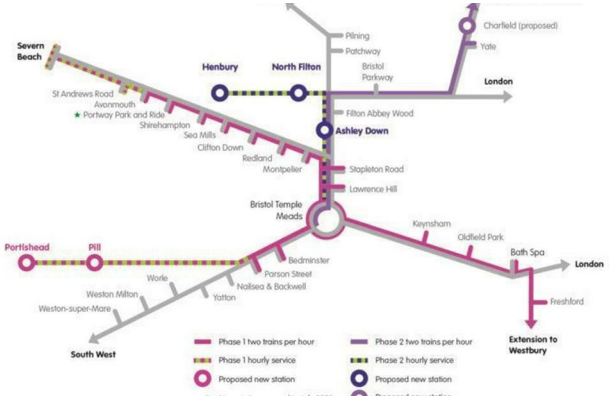
Services: Mains gas, electric, water and drainage connected

Further benefits include owned solar panels providing hot water generation and membership of the resident-run Applehayes Rise Management Company, which maintains the private road, communal landscaping and electrically operated entrance gates.








Severn Beach
Henbury
North Filton
Pilning
Patchway
Bristol Parkway
Charfield (proposed)
Yate
London
St Andrews Road
Avonmouth
Portway Park and Ride
Shirehampton
Sea Mills
Clifton Down
Redland
Montpelier
Filton Abbey Wood
Ashley Down
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Bath Spa
London
Freshford
Portishead
Pill
Bedminster
Parson Street
Nailsea & Backwell
Yatton
Worle
Weston Milton
Weston-super-Mare
South West
Extension to Westbury
Phase 1 two trains per hour
Phase 1 hourly service
Proposed new station
Phase 2 two trains per hour
Phase 2 hourly service
Proposed new station

FLOORPLAN

APPLEHAYES RISE

BS20 0FD



AT A GLANCE

TOTAL SQUARE FOOTAGE: 2276.80 SQ FT

COUNCIL TAX BAND: F

RECEPTION ROOMS: 2

BEDROOMS: 4

BATHROOMS: 3

TENURE: FREEHOLD

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

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