

The View
Woodhill Road





The View
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Hello, and welcome to The View on Woodhill Road.

The View has been a real labour of love for everyone who's worked on the project to turn it from a Church into unique and individual homes. There have been all sorts of challenges but we think the extra effort we've put in to get it right helps make the finished homes so special.

The local involvement and interest in the building has been great. So many passers-by are intrigued by how the building has become 8 homes. To us this is the most rewarding part of the design and we're really excited with how the houses have turned out.

Come and have a look – we look forward to showing you around!

Alex & Kezia, Directors of Brownfield Green

Goodman & Lilley are delighted in being able to assist Brownfield Green to bring to market the outstanding development 'The View'. The sensitivity that has been incorporated in the design and implementation of this renovation is another fine example of the skill and expertise that the award winning Brownfield Green team have created.

The iconic United Reformed Church, which has stood stoically in Woodhill Road since c1876, has been a landmark for generations. When Alex and Kezia decided to develop this historic building, keeping the main architectural features in tact was essential.

We hope you will come and see for yourself why we feel this development is unique, but don't wait too long as we know that others will agree that 'The View' is the place to be. ✿





Brownfield Green is a Bristol based property development company specialising in the conversion of redundant buildings into contemporary and sustainable new homes.

Our company was set up by Alex and Kezia Fawcett specifically to develop brownfield sites (not turning green fields brown!). We have a design-led approach and aim to create modern and individual homes ready for you to make your own.

We manage the whole design and building process, starting with an historic building which has fallen out of use, but which we can see has the potential to become characterful homes. We undertake all of our own building work through a mixture of our own team and trusted sub-contractors.

Our most recent projects have either won a Local Authority Building Control award or been a shortlisted regional finalist, a mark of the quality of the conversions and technical expertise involved.

OUR VIEWS ON CONVERSIONS....

We think historic conversions make fabulous homes: all of the charm and character of a period property with the comfort and energy efficiency of a newly built house, together with layouts that suit modern lifestyles. We are passionate about creating wonderful homes from wonderful buildings.

Converted homes are also environmentally friendly, since they reuse the structure of the existing building and tend to be in central locations. Our homes meet all of the latest building standards for new homes, meaning that they offer excellent levels of insulation, energy efficiency and performance. We incorporate good environmental design as standard and always exceed minimum standards set by Building Regulations. ✿



a unique blend
of old and new





The View is a bespoke development of 6 town houses and 2 duplex apartments. The building was originally built as the Union Chapel in 1877, designed by eminent Architects Wills & Voisey (of the Wills family) who was briefed to use “only the best craftsmen and materials”. We can testify to the quality – some of the walls are nearly a metre thick of solid stone! This striking building and its architecture have stood the test of time, with local stone walls, handcut Bath stonework, detailed carving to the interior roof trusses and beautiful arts and craft style stained glass windows.

The houses at The View have fantastic views across the Gordano Valley and some have sea views too.

All of the houses and apartments have private entrances, allocated parking, cycle storage and 10 year housing warranties. ✿



THE VIEW

The Lake Grounds is one of the best known areas of Portishead; once described as 'The Leisure Jewel that seems to have been there for years', it rose to popularity when Portishead became renowned as a seaside town in the early 1820's

The View development is the old Methodist Church situated in Woodhill Road, a leafy avenue of greenery. Nestled next to 'The View' is 'The Lodge' that in olden days stood guard as the tollgate for the non-residents who would want to stroll through the fashionable Woodhill area.

Woodhill Road is still as beautiful and grand as it was in bygone days, the grand architecture of properties, some of which date back before 1820, boasted residents as grand as The Hon. Lady Caroline C. Boyle, Lady in Waiting to Queen Adelaide, wife of King William 4th and other notables. In later years the road was used to gain access to Private School accommodation, wealthy merchants holiday homes and dock engineers building I.K. Brunel's dockyard development internationally known as 'The Gateway to America'.

If you use an Internet search engine to reference Portishead, you will learn that it is now a vibrant town situated in one of the most beautiful areas of the United Kingdom; the development of this historic area is making Portishead one of the most sought after areas to live. The View presents the perfect opportunity to reside in 'state of the art' luxury accommodation in a beautiful building steeped in history. ✿



Photo: Courtesy of Gordano Society





PORTISHEAD

Portishead is a small, yet vibrant town. It has many independent shops in the lovely Victorian High Street, with several good supermarkets including Waitrose. The Lake Grounds, which can be viewed and walked to from The View, is immensely popular and offers cricket, football, tennis, putting and boating facilities. It is also a lovely area for picnicking and for walking.

In addition, Portishead boasts a leisure centre with an indoor heated swimming pool, health centres and many restaurants and pubs to suit all pockets located throughout the town.

The M5 motorway network is accessible via Junction 19, allowing easy access to both North and South directions; placing Portishead at the heart of easy commuting links for places such as Devon, Cardiff, London, The Cotswolds and Birmingham.

Bristol International Airport is also in North Somerset and offers both national and international flights with Bristol Parkway Railway Station being only 14.5 miles away. Other useful distances include: Bristol City Centre 10 miles, M5 J19 3.5 miles, Southmead Hospital 10.5 miles and The Mall Cribbs Causeway 9 miles. (Distances approximate).

Portishead is also widely renowned for the level of education it offers with numerous primary schools and Gordano Secondary School all being highly regarded. Independent Schools can be easily located within Bristol and the surrounding areas. ❁



ALL IN THE DETAIL

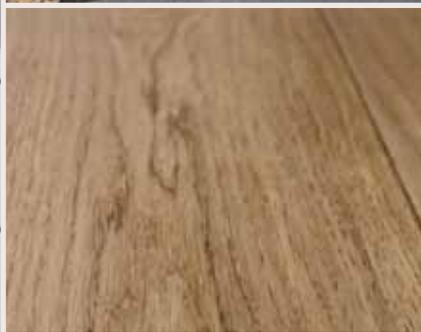
Part of the charm of buying a home within an historic building is the history and “story” of the building itself. Each of the homes we have created have their own unique features that retain its link with the church, from the exposed ceiling panelling in The Apse to the beautiful ceramic tiles and original wooden doors of Ad Orientum. One of the most striking features of the church has been the magnificent circular stained glass rose window that dominates the view from Woodhill Road and Battery Road.

All this detailing has been combined with modern building standards and a contemporary style interior, to create your “modern home with history”! ✿



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HAND CRAFTED FINISHES

Here are some of the keys specification details of your new home:

KITCHENS AND BATHROOMS

- Fully fitted kitchens with integrated appliances and stone worktops (appliances vary by house).
- Contemporary bathrooms completed to a high specification, with contrasting oak engineered timber flooring.

SECURITY AND PEACE OF MIND

- Each home comes with its own ten year structural warranty. From building plans, underwritten by Allianz.
- All homes are fitted with individual sprinkler systems (except Westwerk) and mains operated smoke alarms in every room to ensure maximum safety.
- Velfac doors and windows, which have multi point locking systems, and come with their own 12 year manufacturer's warranty.

EXTERNAL FEATURES

- Individual entrances with allocated parking.
- Cycle storage.
- Private gardens with integrated garden storage.
- Dedicated refuse and recycling storage for each house.
- Decking and real stone paving areas to most homes.

Please note, images are based on typical Brownfield Green interiors and fittings.

ENERGY EFFICIENCY

We have designed these homes to be as energy efficient as possible, this has included:

- High efficiency Worcester Bosch condensing gas boiler and central heating throughout.
- Roof mounted solar electric (PV) panels to lower electricity costs and provide an annual income through the government's Feed In Tariff (all homes except The Apse)
- High levels of wall and roof insulation across each home.
- Secondary glazing to original windows.
- Anticipated Energy Performance Rating B, equivalent to a new home.

OTHER FEATURES

- Original sanded floorboards, engineered oak flooring and high wool content carpets throughout.

FREEHOLD PLOTS

- All of the homes except the duplex apartments are sold on a freehold basis.
- The duplex apartments, Westwerk and The Transept, come with a 999 year lease and a jointly owned freehold. ✿

BESPOKE SERVICES

Brownfield Green are offering a bespoke service for new home owners to stamp their mark on the property, and their personal touch. Examples of the work that we can carry out for you either before or after you move in are as follows:

Lighting changes

Walk-in wardrobes

Room colour changes

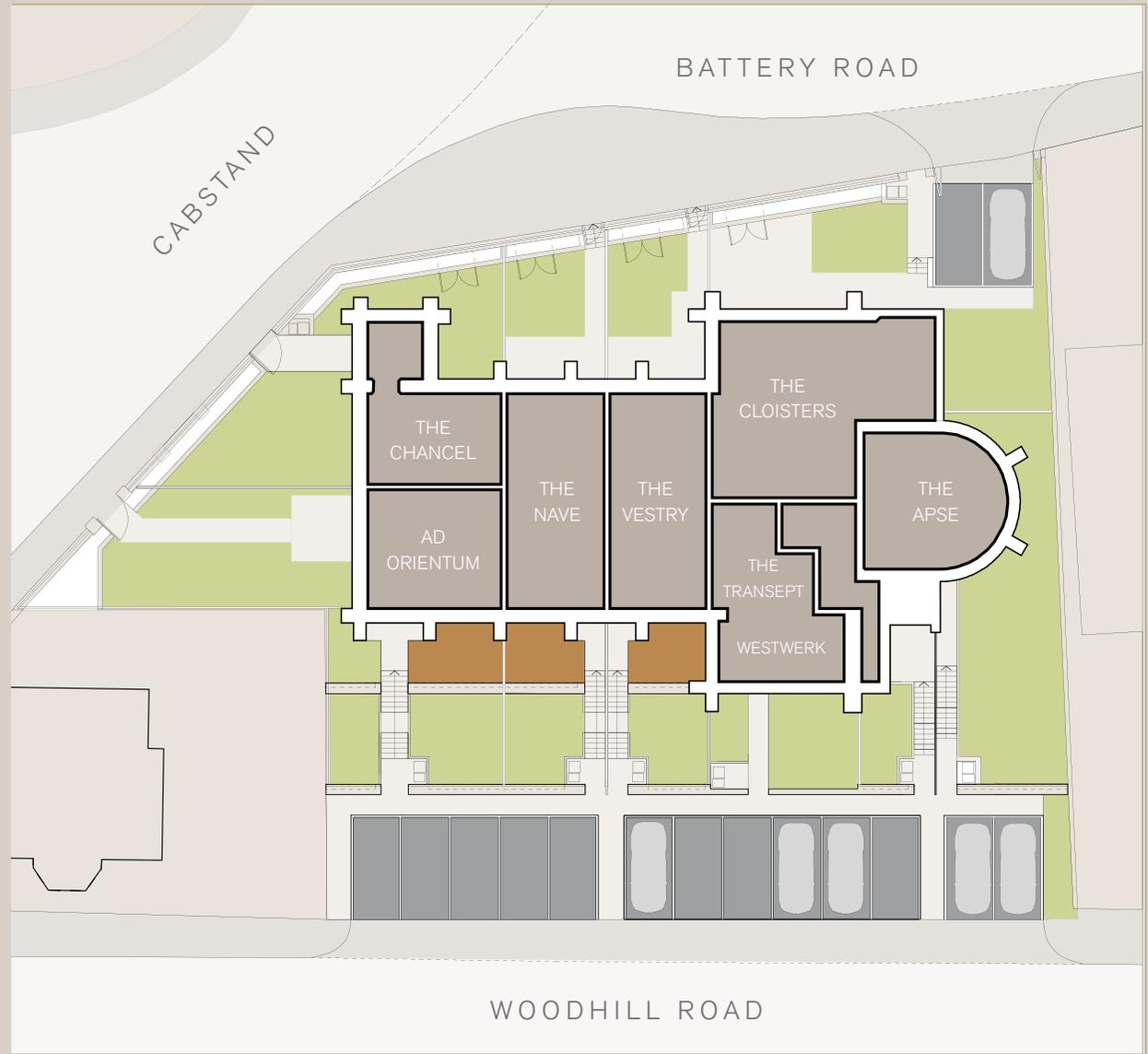
Wall papering

Shelving

Additional tiling

And more!

Please speak to us to discuss your requirements and likely costs. ✿

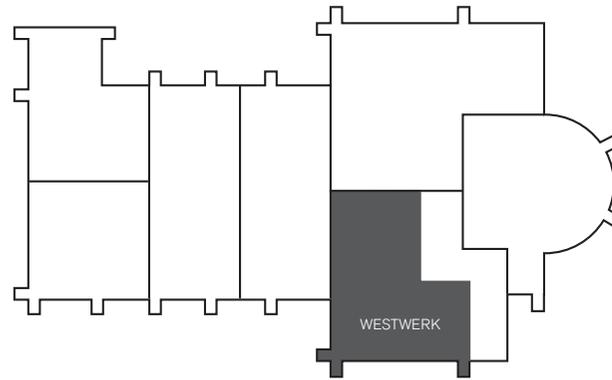


0m 5m 10m

WESTWERK

This garden apartment forms two floors of the east transept. A private entrance takes you into the lower ground floor, where French windows bring light flooding into the kitchen dining and living areas and open out onto the private garden. Stairs take you to the 2 bedrooms and 2 bathrooms. There's an intriguing historic well set into the floor, together with a wealth of other period details such as decorative Bath stone corbels and stained glass windows.

Private garden
2 allocated parking spaces. ✪



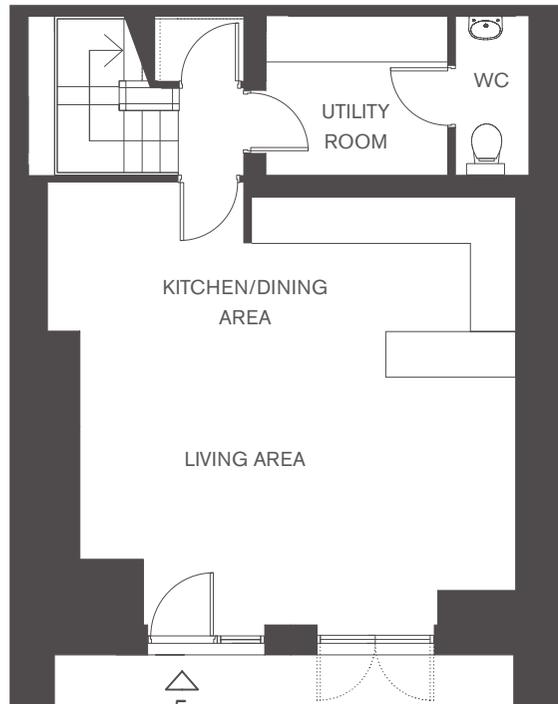
KEY ROOM DIMENSIONS

Kitchen/Dining/Living Area:

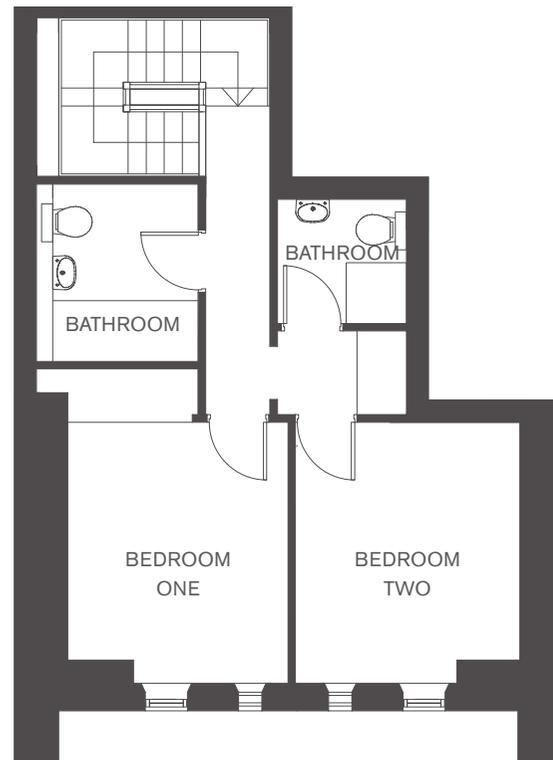
6.20m x 5.82m (20'4" x 19'10")

Bedroom One: 3.75m x 3.05m (12'4" x 10'0")

Bedroom Two: 3.27m x 3.05m (10'9" x 10'0")



LOWER GROUND FLOOR



GROUND FLOOR



THE CHANCEL

Situated in the southwest corner of the building, this beautiful 2 bedroom home has kept many of the original features, including the only original staircase. There's a spacious kitchen and dining area, looking onto the rear garden, a first floor living room and 2 bedrooms (both ensuite). The stone colonnade, stained glass windows, Victorian quarry tiles and ornate decorative woodwork add even more depth and character.

Private front and rear gardens, partly laid to lawn
1 allocated parking space. ✪

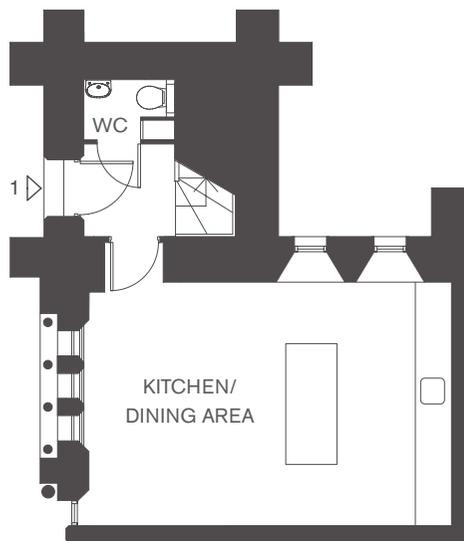
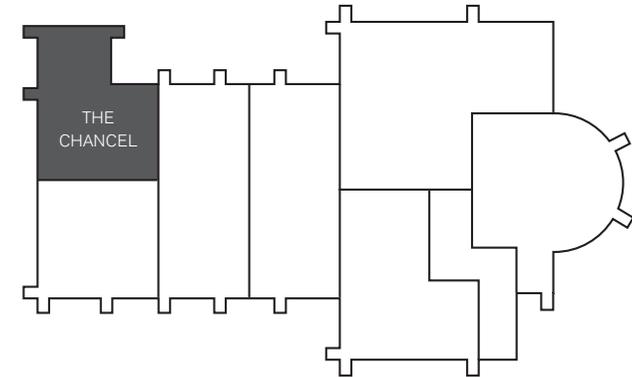
KEY ROOM DIMENSIONS

Kitchen/Dining Area: 6.62m x 4.75m (21'9" x 15'7")

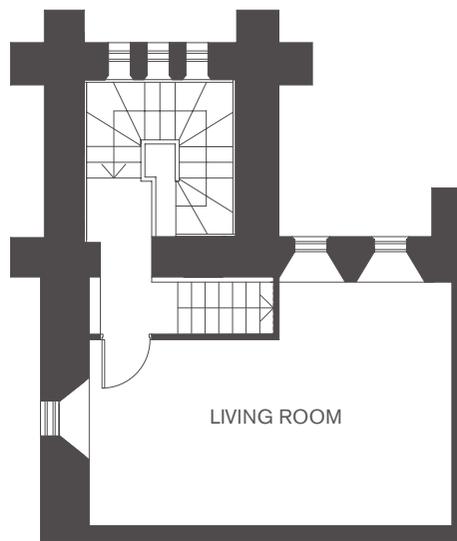
Living Room: 6.31m x 4.42m (20'8" x 14'6")

Master Bedroom: 4.42m x 4.23m (14'6" x 13'10")

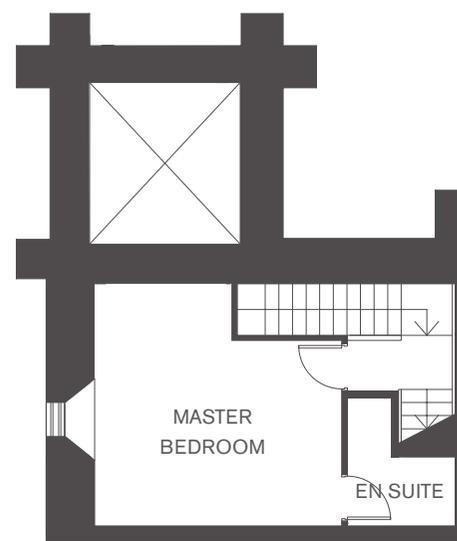
Bedroom Two: 3.50m x 2.90m (11'6" x 9'6")



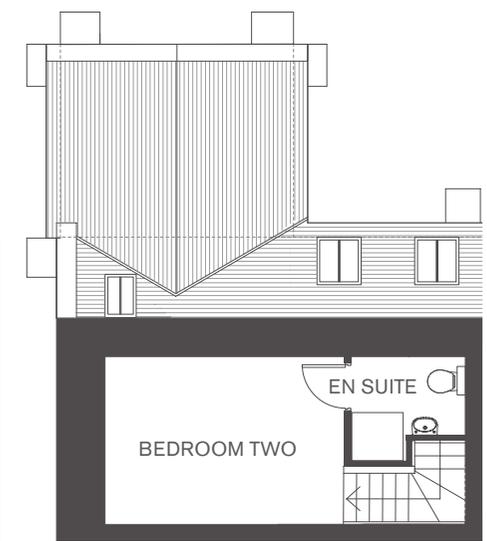
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



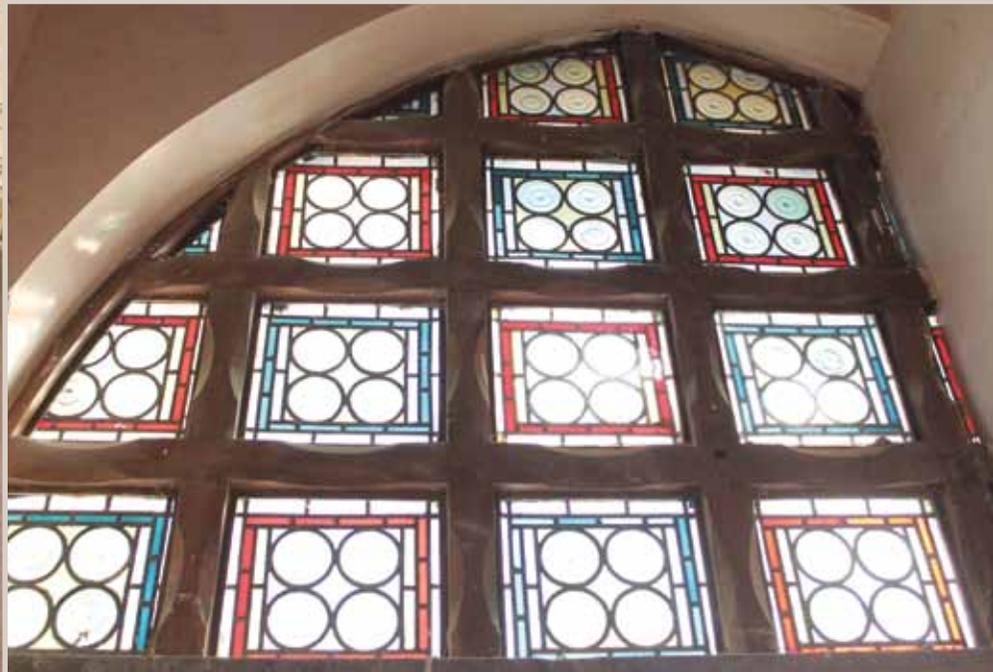
THIRD FLOOR



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AD ORIENTUM

A grand original front door with all its original ironmongery makes an impressive entrance to this lovely 3 bedroom home. The first floor living room looks onto the double height space above the kitchen/dining area, giving a fantastic sense of space. French windows lead straight from the kitchen/dining area into the garden. Most rooms are dual aspect overlooking the gardens and have great views over Portishead and beyond.

Victorian quarry tiles, original varnished floorboards, exposed stone and feature stained glass windows combine to create a sense of history in this modern home.

Private front and rear gardens, partly laid to lawn
2 allocated parking spaces. ✪

KEY ROOM DIMENSIONS

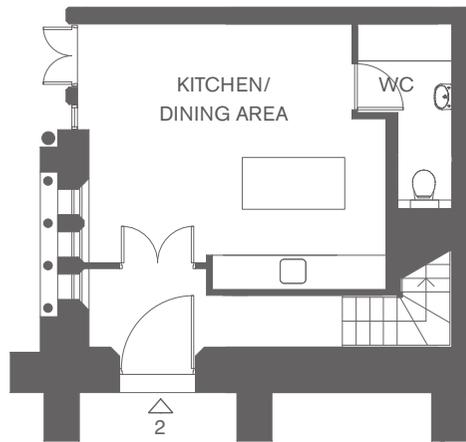
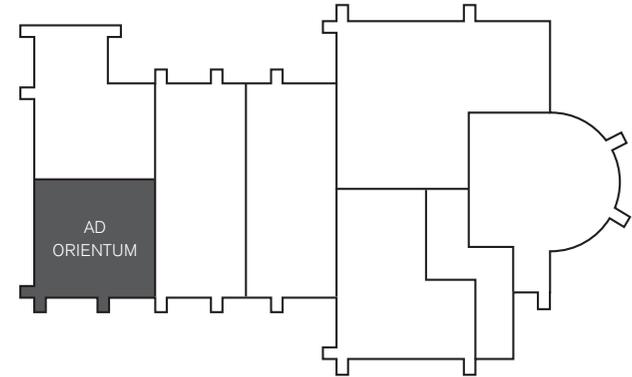
Kitchen/Dining Area: 5.30m x 4.52m (17'5" x 14'10")

Living Room: 5.31m x 3.82m (17'5" x 12'6")

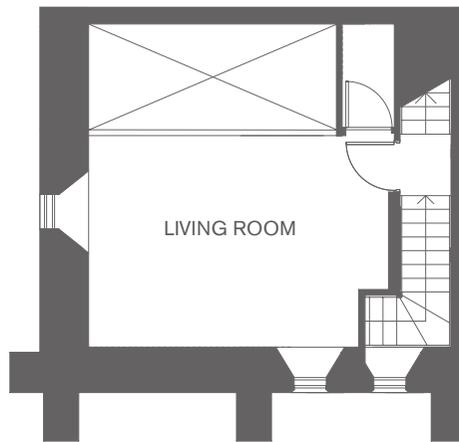
Master Bedroom: 4.25m x 4.20m (13'11" x 13'9")

Bedroom Two: 4.25m x 2.54m (13'11" x 8'4")

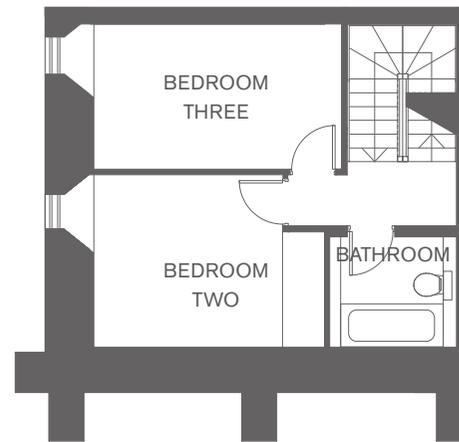
Bedroom Three: 4.10m x 2.95m (13'5" x 9'8")



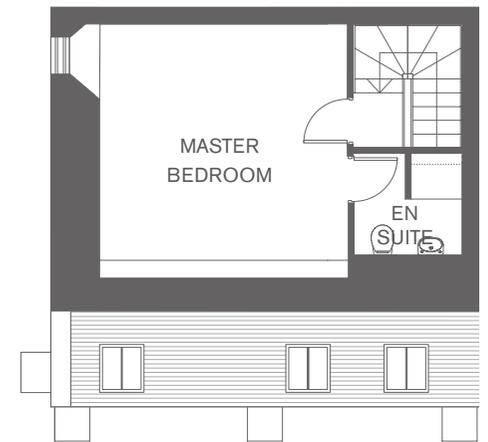
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

THE NAVE

The Nave has a timeless townhouse layout and is very flexible. A great kitchen/dining area opening out onto the rear garden and 4 to 5 bedrooms depending on whether you'd like an elegant first floor drawing room in addition to the living room (which opens out onto the decked front garden). There is also a mezzanine area within the double height space which will make a great library or study area.

Lots of lovely period details: roof trusses, exposed stonework, stained glass windows.

Private front and rear gardens, partly laid to lawn
2 allocated parking spaces. 🌳

KEY ROOM DIMENSIONS

Kitchen/Dining Area: 4.70m x 4.50m (15'5" x 14'9")

Living Room: 3.58m x 4.46m (11'9" x 14'8")

Bedroom One/Additional Reception Room:
4.70m x 3.13m (15'5" x 10'3")

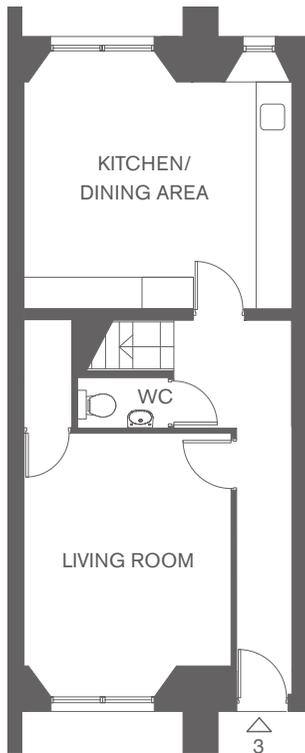
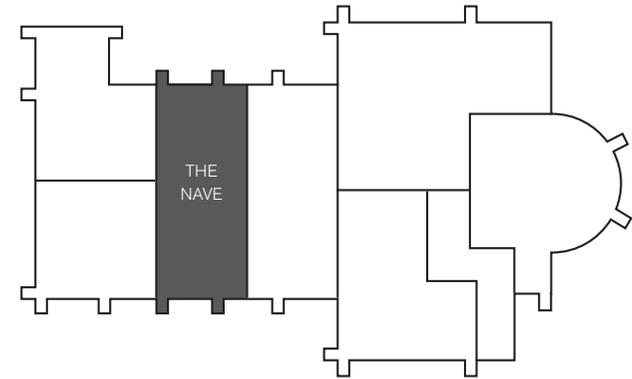
Bedroom Two: 4.68m x 4.10m (15'4" x 13'5")

Bedroom Three: 4.70m x 3.05m (15'5" x 10'0")

Bedroom Four: 4.70m x 2.80m (15'5" x 9'2")

Bedroom Five: 4.70m x 2.70m (15'5" x 8'10")

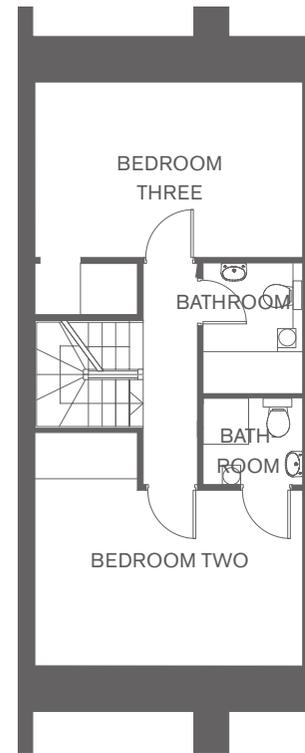
Gallery/Study: 4.15m x 1.90m (13'8" x 6'3")



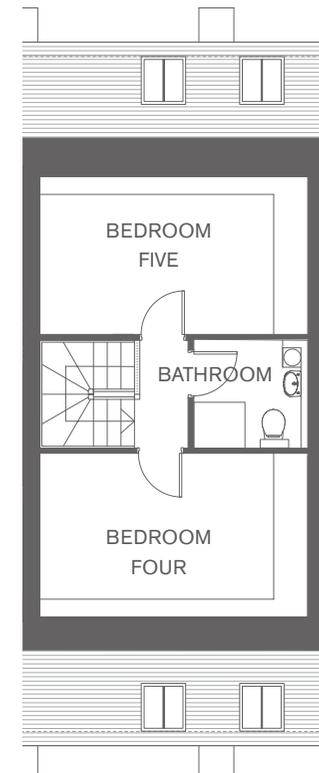
GROUND FLOOR



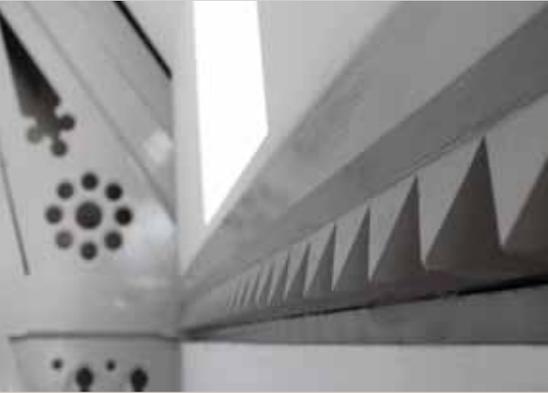
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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✿



The View
Woodhill Road
✿



THE VESTRY

The Vestry has the same flexible 4-5 bedroom layout as The Nave making it perfect for family living. Great connections with the front and rear gardens make this the perfect home for those who like to be outside too.

Lots of lovely period details: roof trusses, exposed stonework, elegant stained glass windows.

Lots of fabulous contemporary features: double height space, plenty of bathrooms and look out for the laundry chutes!

Private front and rear gardens, partly laid to lawn
2 allocated parking spaces. ✪

KEY ROOM DIMENSIONS

Kitchen/Dining Area: 4.65m x 4.46m (15'3" x 14'8")

Living Room: 3.56m x 4.53m (11'8" x 14'10")

Bedroom One/Additional Reception Room:
4.65m x 3.13m (15'3" x 10'3")

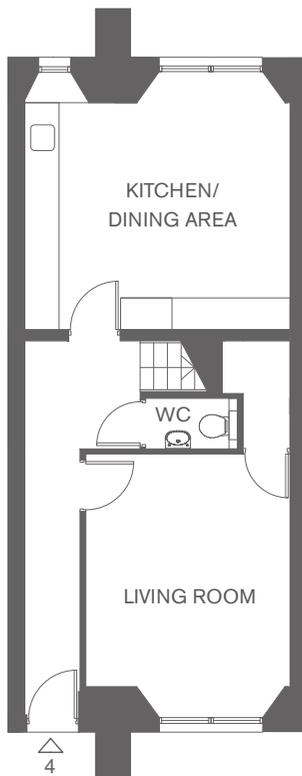
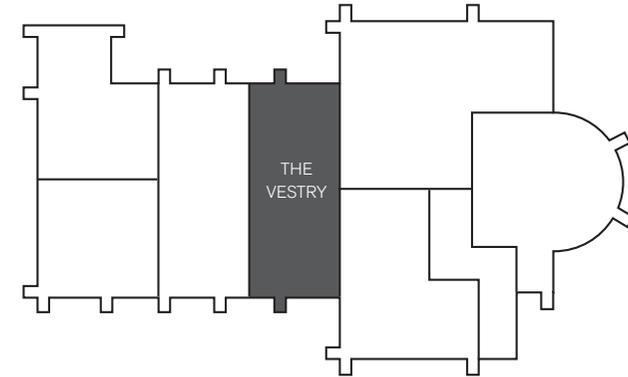
Bedroom Two: 4.63m x 4.14m (15'2' x 13'7")

Bedroom Three: 4.65m x 3.05m (15'3" x 10'0")

Bedroom Four: 4.63m x 2.84m (15'2" x 9'4")

Bedroom Five: 4.65m x 2.73m (15'3" x 8'11")

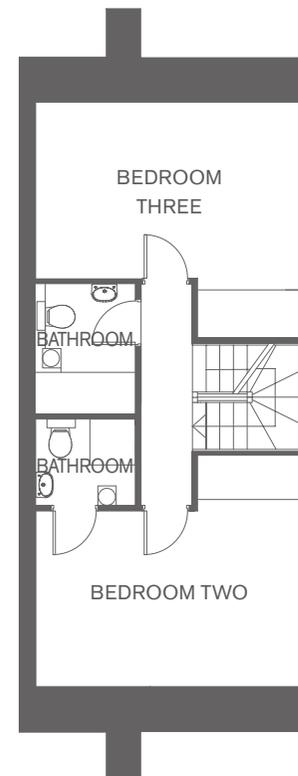
Gallery/Study: 4.12m x 1.93m (13'6" x 6'4")



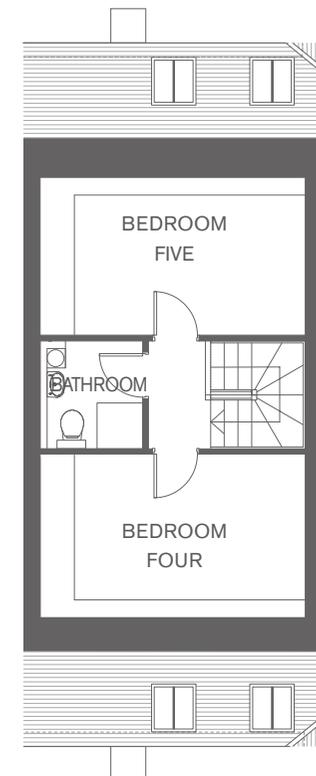
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

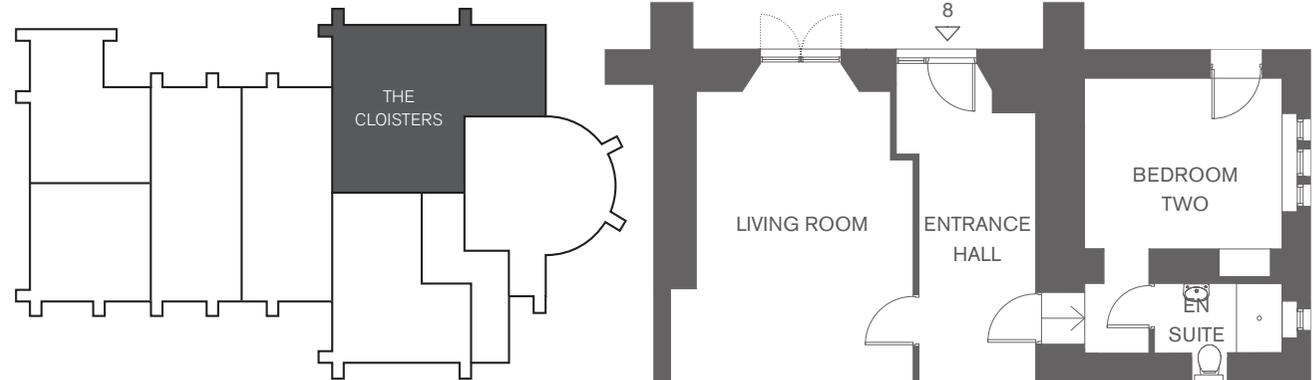
THE CLOISTERS

The flagship house in the development, The Cloisters consists of four glorious floors in the west transept. Its layout is highly flexible, with a guest suite and separate living room (opening out onto the garden), on the ground floor. On the first floor, the kitchen, dining and family room (with its double height space) is lit up by the huge feature rose window and delineated by the elegant Bath stone arch.

On the second floor, there are 2 further bedrooms. The third floor is dedicated to the master bedroom, leading out onto a stunning roof terrace with an optional hot tub, with great views over Portishead, the Lake Grounds, and down to the sea.

Original floorboards, Victorian wooden carved decorative details, exposed stonework and stained glass windows convey a sense of the original building.

Private garden
Secure parking for 2 cars with electric bi-folding gates. ✪



KEY ROOM DIMENSIONS

Entrance Hall: 6.65m x 2.10m (21'10" x 6'11")

Living Room: 5.80m x 4.28m (19'0" x 14'1")

Kitchen/Dining/Family Room: 6.55m x 6.48m (21'6" x 21'3")

Master Bedroom: 5.57m x 5.10m (18'3" x 16'9")

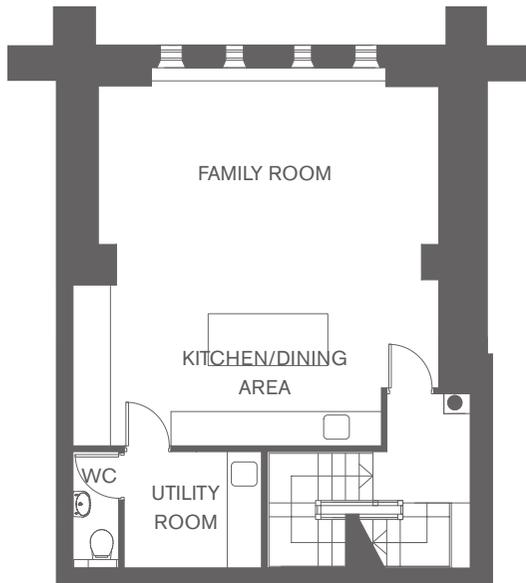
Bedroom Two: 3.27m x 3.10m (10'9" x 10'2")

Bedroom Three: 3.05m x 3.10m (10'0" x 10'2")

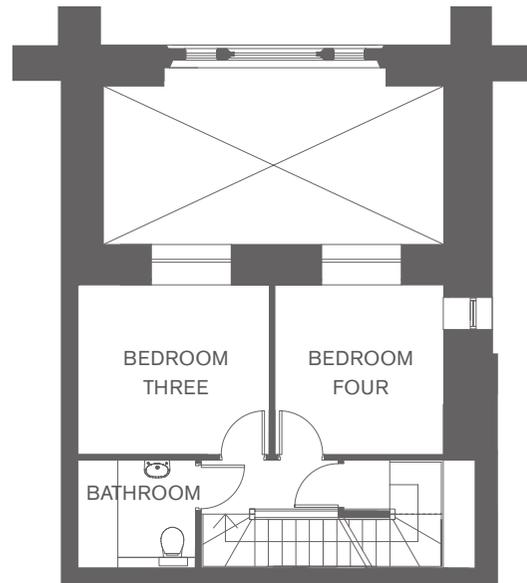
Bedroom Four: 3.05m x 3.05m (10'0" x 10'0")

Roof Terrace: 3.00m x 2.75m (9'10" x 9'0")

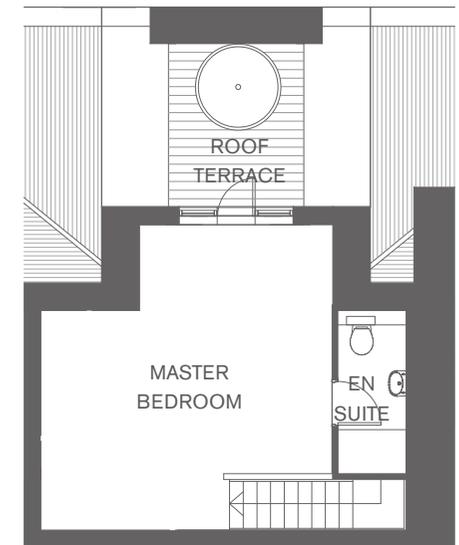
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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The View
Woodhill Road
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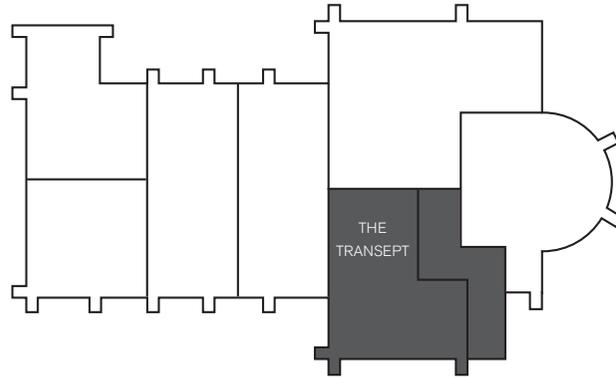


THE TRANSEPT

The 'wow feature' of this home is definitely the rose window which fills the kitchen, dining, and living areas with light. The solid Bath stone arch leading to the double height space is another great feature. Set over 3 floors of the east transept (plus a private entrance and small garden at ground level), this penthouse apartment has 3 bedrooms, with the master bedroom opening out onto a brilliant roof terrace with an optional hot tub (another 'wow feature!'). Look out for the portholes in the bedrooms which overlook the rose window below.

Plentiful original features, such as ornate carved Bath stonework, exposed stone walls, stained glass and decorative woodwork make this a modern home with great character.

Private courtyard and roof terrace
2 allocated parking spaces. ✪



KEY ROOM DIMENSIONS

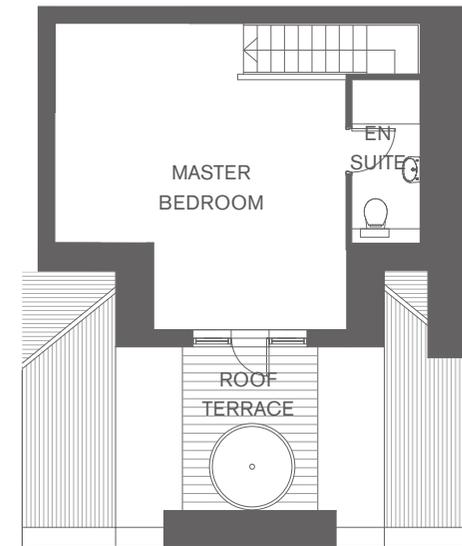
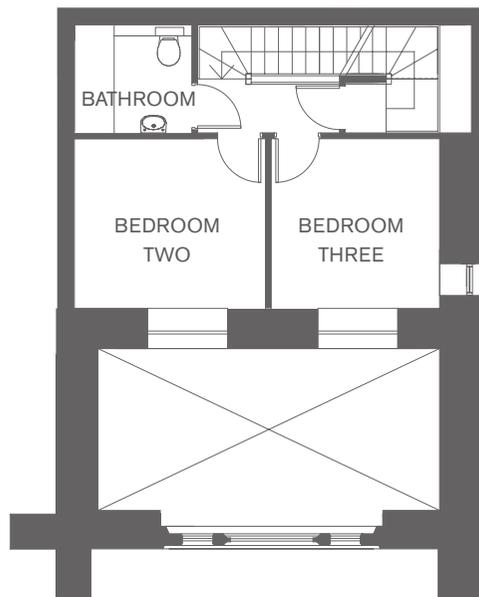
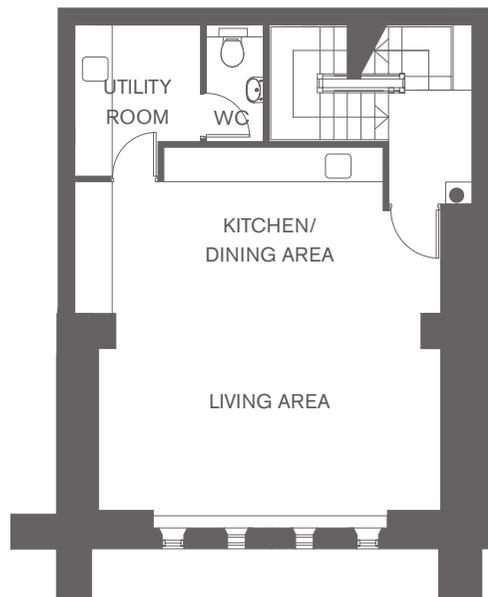
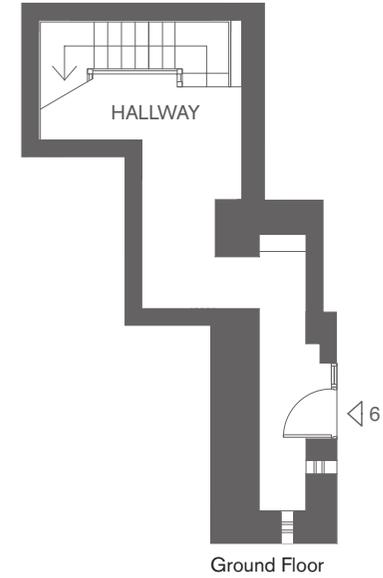
Kitchen/Dining/Living Area: 6.58m x 6.53m (21'7" x 21'5")

Master Bedroom: 5.63m x 5.10m (18'6" x 16'9")

Bedroom Two: 3.25m x 3.10m (10'8" x 10'2")

Bedroom Three: 3.07m x 3.10m (10'1" x 10'2")

Roof Terrace: 3.00m x 2.75m (9'10" x 9'0")



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

THE APSE

The curved walls make a real feature in this 3 bedroom house, as does the fully panelled conical ceiling. A double height space extends above the living area, creating a great sense of space and looking straight up to the panelled ceiling. The warm tones of the exposed stone, the wealth of wood panelling and original entrance door add to the uniqueness of this home. The full height glazed screen to the master bedroom gives a great feeling of space and connection. Outside, the curved walls also create a lovely backdrop to the garden.

Private front and side garden, partly laid to lawn
2 allocated parking spaces. ✪

KEY ROOM DIMENSIONS

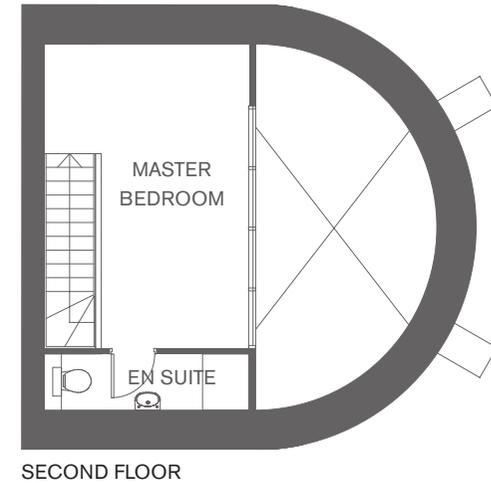
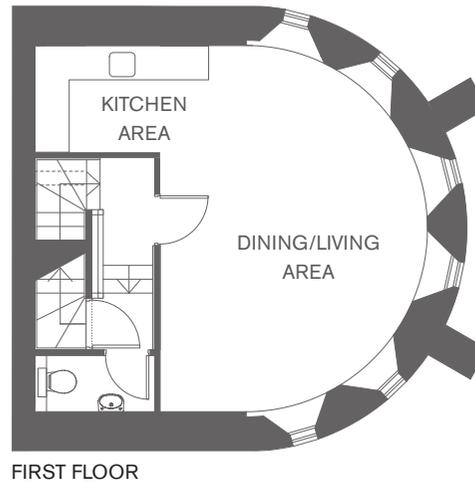
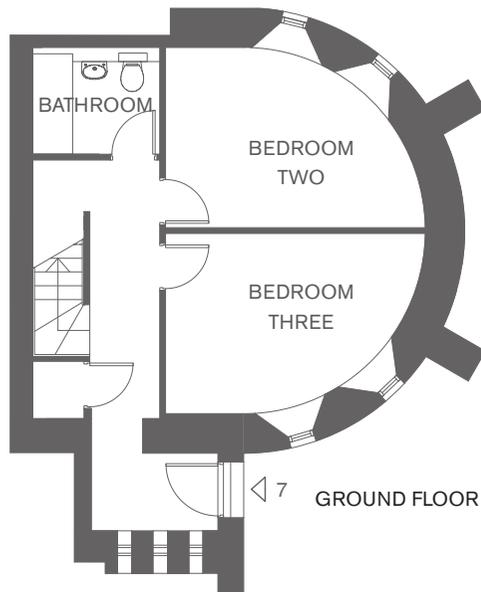
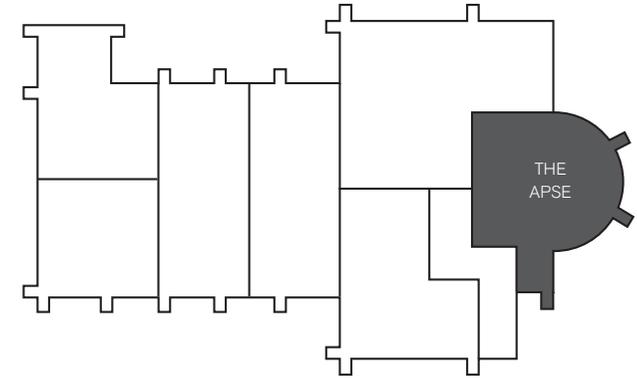
Dining/Living Area: 5.88m x 4.70m (19'3" x 15'5")

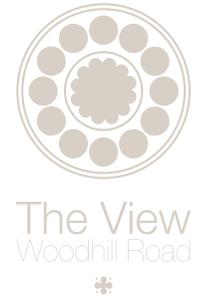
Kitchen Area: 2.85m x 2.30m (9'4" x 7'7")

Master Bedroom: 5.32m x 2.46m (17'5" x 8'1")

Bedroom Two: 4.58m x 3.19m (15'0" x 10'9")

Bedroom Three: 4.58m x 3.27m (15'0" x 10'9")





GOODMAN & LILLEY LTD

As Portishead's number one independent Estate Agent, we take great pride in our ability to combine our in-depth local knowledge and over 100 years of combined industry experience that is helping build our fast growing reputation as the areas most exciting and innovative property specialists.

Keeping clients informed as and when developments occur ensures a smooth journey through the sometimes complex world of property sales. Add into the mix our creative and strategic marketing initiatives and you have the perfect platform for either buying your new home or selling your property to the perfect purchaser.

Goodman & Lilley also offer a comprehensive lettings service as well as being able to assist with expert mortgage and legal advice.

So, if you are looking for an Estate Agent that offers a huge portfolio of properties, markets your property to the right audience at the right time, and above all puts your wishes first, then you need to look no further than Goodman & Lilley, the ultimate property professionals. ❁



HOW TO FIND US

From Junction 19 of the M5, proceed along the A369 and upon entering Portishead, bear right by the Waitrose Petrol Station, taking the first left onto Cabstand. Turn right into Woodhill Road with The View immediately on your left.

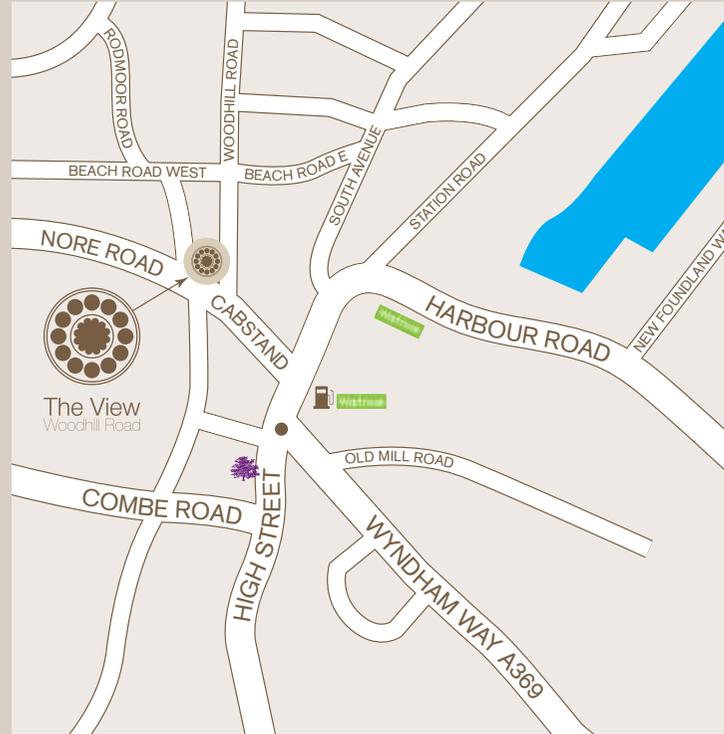
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This brochure cannot be relied on to provide a final specification/details for the completed development. As the build progresses dimensions/layouts can change and there may also be alterations required to the specification.

Room dimensions have been taken from constructed walls but may not allow for the extent of insulation that will be installed into the building (external walls are installed with insulation attached onto the internal face). The extent of the insulation may vary from room to room. Room dimensions are taken to the maximum dimension in the room ie. into alcoves and so cannot be used to determine floor areas. Room dimensions are taken into eaves and on 2nd and 3rd floors this means that areas of the room may not have full head height.

Many of the photos are of typical Brownfield Green interiors to demonstrate the feel and quality of this development. The historic timber detailing will be painted in a contrasting colour, although the photo may show the timber in a pre-finished state.

This brochure shall not form part of the sales documents and is intended for guidance only.

This brochure is not intended to facilitate off plan sales and as such potential purchasers must satisfy themselves through physical inspection of room dimensions and final specification. We really try our best to honestly represent the development within our brochure but with this type of building there will always be changes during construction. ✿

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The View
Woodhill Road



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