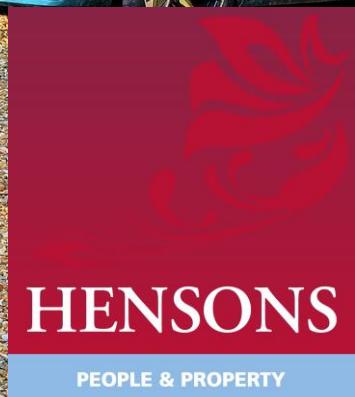




An outstanding 4 bedroom character cottage in Backwell enjoying a rural but not remote position with views over picturesque North Somerset countryside and easy access to the abundant range of village amenities



# Box Cottage, Backwell, North Somerset BS48 3AE

## Guide Price £850,000 - £900,000

An enchanting 4 bedroom, 4 reception room mid-18<sup>th</sup> century period cottage with a large level garden and superb outbuildings. The cottage has been substantially enlarged and significantly but tastefully updated and improved in recent years to create a home of character and tremendous space.

The property enjoys a peaceful, rural but not isolated setting adjoining Greenbelt countryside in a hamlet just outside the village of Backwell, neighboured by a number of fine individual homes of



differing periods and placed within easy reach of the highly regarded village schools and amenities including the station providing a good blend of country living and convenience.

### The Cottage:

There are homes that wear their history lightly, and others that tell it with quiet confidence. Box Cottage belongs firmly to the latter. Believed to date from around 1750, this double-fronted character home sits comfortably within its rural setting, offering a charming way of life that feels both grounded and wonderfully practical for modern living.



Standing at Backwell Common, the cottage enjoys open countryside close at hand yet remains entirely connected to village life.

The approach sets the tone: a generous gravelled drive provides ample parking and leads to a substantial 36' (10.97m) garage and workshop, a rare and genuinely useful space that will appeal to makers, collectors or anyone needing room to spread out. Alternatively, this building could convert to form an annexe or large home office space.

Step inside and the house at once starts to reveal its age and style. Exposed beams, original stonework and Norfolk pattern thumb-latched plank doors are not decorative afterthoughts here, but part of the fabric of the building. The layout flows naturally, balancing intimate rooms with larger, very sociable spaces.



A welcoming porch leads the way to the principal living room which is exceptionally well proportioned. Here there is a bright double aspect with views out to the garden, a wood burning stove creating a focal point lovely touches like pillar radiators, beams and part exposed stonework. Doors lead to a staircase hall and to a delightful sitting room-a warm, oak-floored retreat with again exposed stone walls and a deep sill window allowing an outlook to the front.

A dining room adjoins the kitchen and also leads to a superb family room-snug complete with another wood burner. The dimensions are excellent and the room is flooded with light from a roof lantern. Bifold doors open directly onto a sheltered terrace and the garden making this a room for gathering — whether for everyday family living or larger occasions.



At the heart of the house lies a striking traditional large farmhouse kitchen, perfectly designed for real life with plenty of space for informal dining and entertaining together with an outlook to and access to the patio and garden. There is an Aga cooker, a suite of integrated appliances and views across the garden to the neighbouring fields to complete the picture.

In addition, a larder -utility room and cloakroom are thoughtfully tucked away.

On the first floor, four well-proportioned bedrooms and two bathrooms provide flexible and comfortable accommodation.

The principal bedroom enjoys particularly lovely views across the garden and open countryside, reinforcing the sense of calm that runs throughout the house.

**Outside:** The gardens are private, enclosed and carefully arranged. A broad sweeping lawn is complemented by a sheltered terrace that adjoins the family room.



A further terrace is found next to the games room, an ideal spot for long evenings complete with a pizza oven.

The spacious games room: a substantial outbuilding is fitted with a bar and space for a pool table, offering an entertaining space that feels entirely separate from the house when required.

Despite its unspoiled rural feel, the location remains very convenient, connected and perfectly practical. Backwell & Nailsea railway station offers direct services to Bristol and London, while Backwell Lake provides a peaceful place for walks and wildlife spotting.



Shops, schools and everyday amenities are all close by, ensuring that life here is as convenient as it is characterful. Box Cottage is not simply a period house in the countryside; it is a home of depth, warmth and adaptability — one that has evolved over the centuries and is ready for its next chapter. Come and take a look with us.

### **Services & Outgoings:**

Mains water, electricity and drainage are connected. Telephone connection. Oil fired central heating through radiators. Calor gas fired Aga. Double glazing. High speed broadband is available.

The cottage is not listed.



Council Tax Band E

### **Energy Performance Certificate:**

The house has an energy performance rating of F-30 which almost certainly does not accurately reflect running costs but more the age of the oldest part of the property based on standard, flawed EPC assumptions.

### **Photographs:**

See more photographs on our web site at [www.hbe.co.uk](http://www.hbe.co.uk)

### **Mortgages & Finance:**

There is a wide choice of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, impartial whole of market advice as you need it. Please call Judith Clarke on 01275 810030 who will arrange this for you.



## The Village:

Backwell is arguably the most sought-after village in North Somerset with a wide variety of local amenities including doctors and dental surgeries and good schooling.

Local leisure prospects are similarly attractive and for the commuter, Backwell is very well placed with Bristol just 8 miles away. Junctions 19 and 20 of the M5 are also both within 8 miles and the main line railway station that is less than a 15-minute walk away, facilitates long distance commuting with direct trains to London – Paddington. The SUSTRANS cycle network is close by with access to Bristol and many other destinations. For more distant destinations, Bristol airport is under 6 miles away, but the village is not under any low-level flight paths.

Between Backwell and neighbouring Nailsea there are a host of clubs and societies for all ages and interests with Swimming, Tennis, Badminton, Bowls, Rugby, Cricket, Croquet and Football to mention just a few of the sporting facilities available.

There are Gyms in Nailsea and Backwell and a David Lloyd club just 5 miles away on the edge of Bristol. Town centre facilities are offered in Nailsea with a large Waitrose and Tesco supermarkets, independent and national retailers, restaurants and bars, all within walking distance.

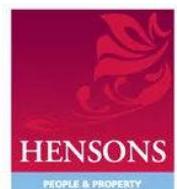




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## Viewing:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030



**HENSONS**

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

[www.hbe.co.uk](http://www.hbe.co.uk)

