



Court Close - off picturesque Church Lane

Backwell - Offers in the Region of £849,950





A commanding 5 bedroom detached family house in a prime Backwell setting.

An impressive and very spacious home of over 1,765 sq. ft., enjoying an elevated cul-de-sac position close to Backwell Church, with partial far-reaching views across open countryside to the Bristol Channel and Welsh hills beyond.

Built in the late 1980s and occupying a particularly desirable position within one of Backwell's most coveted residential settings, this is a substantial detached family house of real presence, excellent versatility and timeless appeal. The property stands elevated, giving it not only a strong sense of stature but also an outlook that reaches across the close to the surrounding countryside, on towards the Bristol Channel and the Welsh hills beyond. It is a peaceful setting far away from areas of future new development and any busy roads, an ideal everyday backdrop to family life.

The location is especially attractive for those seeking both convenience and quality of surroundings. Backwell Church lies close by, while the village's excellent amenities, well-regarded Church of England Junior School and highly regarded secondary school are all within easy reach. This is a part of the village long appreciated for its balance of established residential character, accessibility and open outlooks.

The house itself offers over 1,750 square feet of accommodation (excluding the large double garage) arranged over two floors, with a layout that remains exceptionally well suited to modern family life. The proportions throughout are generous, and the arrangement of rooms provides both structure and flexibility, allowing the house to adapt comfortably to a wide variety of needs.

An impressive reception hall creates an immediate sense of space and provides a fitting introduction to the house. The principal living room is a supremely comfortable and attractive room, beautifully proportioned and centred around a striking inglenook-style open hearth fireplace.



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This is a room of real character and comfort, made all the more appealing by its excellent natural light and direct connection to the garden through full length glazing and a sliding patio door.

A particularly spacious separate dining room with a broad bay window provides an ideal setting for family gatherings and more formal entertaining, while the additional study or playroom is a valuable third reception room. Whether used as a home office, children's playroom, snug or hobby room, it adds an extra layer of practicality that many buyers will immediately appreciate.

The kitchen/breakfast room is well sized for less formal dining, fitted with a comprehensive range of units and providing ample workspace. Here you again enjoy an outlook over the rear garden, and a doorway leads directly through to the utility room and then out to the garden at the side of the house and to the immediately adjoining double garage. A ground floor cloakroom completes the arrangement at this level.

Upstairs, the first floor is equally well balanced, with five bedrooms and two bathrooms arranged around a central galleried landing. The principal bedroom enjoys an attractive outlook towards Backwell Hill and the countryside beyond and is further enhanced by a dressing area with wall-to-wall fitted wardrobes and an en suite shower room. The result is a comfortable and well-contained principal suite that feels both practical and quietly luxurious.

The remaining bedrooms are all a super size, 4 are double rooms and the fifth is a single, giving the house genuine flexibility for larger families, guests, or those who may wish to dedicate one or more rooms to working from home, which is how bedroom 5 is currently used. Several also benefit from the same far-reaching outlooks that make this house so special. The family bathroom is well proportioned and serves the remaining bedrooms with ease.

Outside

The property stands within generous gardens to both front and rear. The front garden gives the house an attractive sense of arrival, being mainly laid to lawn and framed by mature shrubs, flower borders and established trees. A block-paved driveway provides excellent parking and leads to the detached Double Garage, a highly practical space with light, power and useful overhead storage potential.

To the rear, the garden is private and nicely enclosed, with a paved terrace immediately adjoining the house and opening onto the main lawn that sweeps around to a sizeable area on the south-west side of the house. There is also a vegetable plot, giving the outside areas both versatility and interest. Altogether, the grounds complement the house beautifully, providing outdoor space that is both attractive and eminently useable.

This is a house that offers much more than simple square footage. It combines position, outlook, scale and practicality in a way that will resonate strongly with family buyers seeking a long-term home in one of North Somerset's most respected villages. Substantial, well composed and enjoying a setting of real distinction, it is a property of uncommon appeal.





The Village

Backwell is arguably the most sought-after village in North Somerset, with a wide variety of amenities, including doctors' and dental surgeries, good schooling, coffee houses, hairdressers and a barber, an excellent wine merchant, a good fish and chip shop, local stores and a post office, a vet, two good pubs with The George within walking distance and a village club.

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 5-minute drive 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.

Local leisure prospects are similarly attractive, with 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, while several challenging golf courses are available in the area.

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 large Waitrose and Tesco supermarkets, monthly farmers' markets, and independent and national retailers. There is also a selection of bars, bistros and restaurants.

Services & Outgoings

All main services are connected. Telephone connection. Gas fired central heating through radiators with an efficient 'combi' boiler. Full double glazing. High speed and superfast broadband are available with download speeds up to 1.5 Gb or better via fibre. Cable TV services are also available. Council Tax Band G

Energy Performance

The house has been assessed for energy performance at D-66.

Construction

The house is of traditional construction.

Photographs

See more photographs on our website.

Viewing

By appointment with the Sole Agents.

Telephone: 01275 810030. Email: info@hbe.co.uk

Or book via this property's details on our award-winning website.

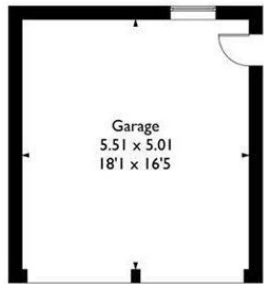
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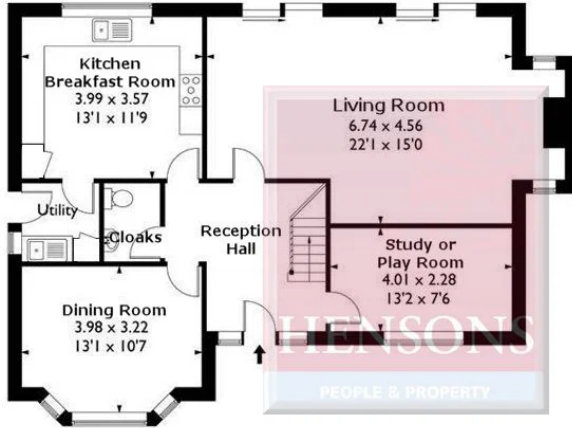




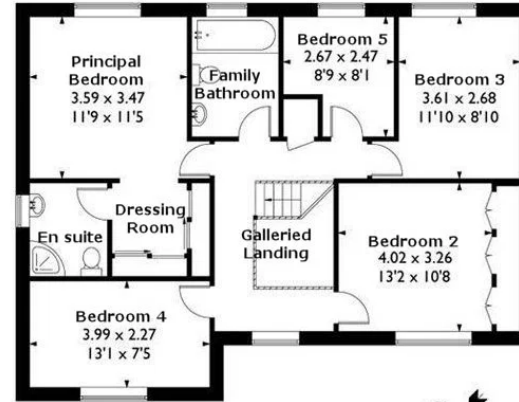
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Garage



Ground Floor



First Floor



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