



An outstanding, highly energy efficient 4 bedroom detached home occupying a superb, position with exceptional views over picturesque North Somerset countryside to Tyntesfield, the coast and Welsh mountains beyond.

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PEOPLE & PROPERTY

**6 Court Close,  
Backwell,  
North Somerset BS48 3JB  
Guide Price £1,150,000**

Standing within one of Backwell's most prestigious residential enclaves, this substantial and incredibly energy efficient family house occupies what is widely regarded as the finest position in this small and highly sought-after cul-de-sac just off Church Lane.

Elevated, private and quietly positioned, the setting offers both a sense of exclusivity and far-reaching views over the adjoining newly protected countryside with panoramic views



ranging from the Bristol Channel and Welsh mountains to the wooded hillsides and parkland of the National Trust owned Tyntesfield at Wraxall.

**The House:**

Number Six was originally built in 1985 by a respected local building company who won a series of awards before the principal ultimately retired to live in the village.

Since new there have been just two previous owners, while the present owners have updated, improved and enlarged the house with a very well matched and cleverly designed addition that has improved the flow the house and successfully extended both the kitchen and dining areas.



All main rooms enjoy the advantages of this position with expansive views beyond the garden from the Living Room, the Dining Room and the Kitchen – Breakfast Room together with the Principal Bedroom suite.

The house unfolds around the spacious and welcoming reception hall that opens to all of the key ground floor rooms and to a cloakroom-WC. The scale and quality of the accommodation is immediately apparent, while a feature staircase rises to a galleried landing.

The double aspect Living Room is superb offering perfect proportions and featuring an impressive Inglenook style fireplace with nook windows to either side.



A bay window allows an outlook towards St Andrews Church tower away to the west and patio doors lead out to a terrace from which there is a lovely panorama.

Double doors follow through to a 19' (5.94) Dining and Sitting Room that again enjoys a double aspect with a view to the rear and towards the Bristol Channel far away across the vale.

The Dining Room is part of a light, airy semi open plan arrangement with the kitchen linking the two sections of the house together to keep a very social layout while maintaining enough separation and plenty of wall space for an excellent range of fitted cabinets, vital in a large family house.





The kitchen-diner forms the heart of the home, fitted with modern units, integrated appliances and granite effect work surfaces, and is complemented by a generous utility room.

The ground floor layout has been carefully designed to suit modern family life while keeping a sense of formality where needed. Alongside the main reception rooms there is also a study, perfect for those needing to work at home.

On the first floor, the sense of space continues with four genuine double bedrooms and the family bathroom arranged off the landing. The landing offers an airing cupboard too. The principal bedroom is completed by a dedicated dressing area with built-in wardrobes and a high-specification en-suite



featuring a large walk-in shower enclosure.

The remaining bedrooms are served by an ample family bathroom, finished to a similarly high standard and incorporating a full suite with both a bath and a quadrant shower enclosure.

### **Outside:**

Here the property really comes into its own. The rear garden is notably large, mature with a significant part facing south while a broad sweep of garden adjoins the neighbouring countryside that has been protected from development.

The views are extensive taking in Clevedon and the Coast, the Bristol Channel across to Wales and the wooded hillsides of Tickenham, Wraxall and Failand across the valley.



The house is approached from the head of the close via block paved drive that provides parking for several cars and leads to the detached Double Garage. The garage has lighting and power and a sophisticated EV charger there is also overhead storage and a personnel door to the side.

A gate opens from the garden at the front to an extensive area of private garden at the side of the house with a sweep of lawn framed by well planted borders and series of espaliered fruit trees that create a screen for a vegetable garden. There is utility space to the rear of the garden with hardstanding for a recently installed garden shed. There is an additional storage shed tucked away at the side of the house.

The garden flows around to the rear of the house where a further lawn adjoins a paved terrace that enjoys a panoramic view of the across the valley neighbouring countryside with a gate opening to the adjoining field, perfect for walking to school or dog walking.

Set within easy reach of Backwell's village amenities, excellent transport links and highly regarded schools – including the outstanding Church of England Junior School and Backwell Secondary School – this is a rare opportunity to secure a substantial, beautifully balanced family home in one of the village's most desirable locations. Homes of this calibre, on plots of this quality, in such a setting, are seldom available.

### **Energy Performance Certificate:**

The house has been assessed for energy performance as band **B-86** an exceptionally good rating.



### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. Broadband connection available. E.V. charging point. Owned outright photovoltaic solar panels that provide a tax free transferable feed in tariff to the owner of the house together with free electricity.

### Construction:

The house is traditionally constructed.

### Photographs:

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

### Viewing:

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

### The Village:

Backwell is arguably the most popular 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.

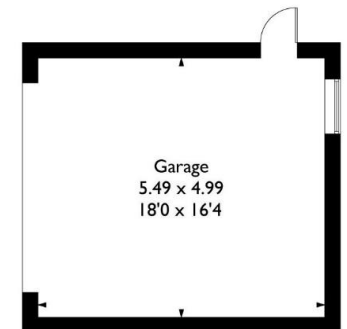
There are Gyms in Nailsea and Backwell and a David Lloyd club just 5 miles away on the edge of Bristol. Town centre facilities are offered in Nailsea with a large Waitrose and Tesco supermarkets, independent and national retailers.





Ground Floor

First Floor



Garage  
5.49 x 4.99  
18'0 x 16'4

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

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