

£935,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



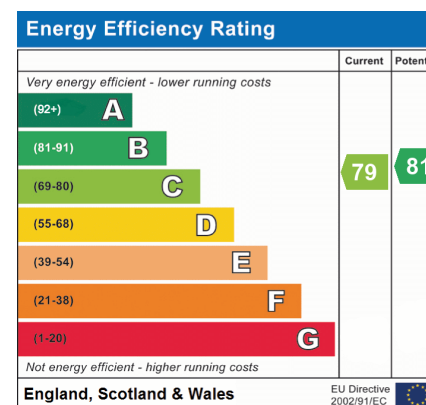


## Features

- Elevated Position In Highly Regarded Location
- Spacious, Extended 1930's Detached Residence
- Mature Wrap Around Gardens & Far Reaching Views
- Storm Porch & Reception Hall
- Sitting Room & Kitchen/Dining/Family Room
- Study & Utility/Boot Room
- 4 Double Bedrooms & Family Bathroom
- En Suite Shower Room & Family Bathroom
- Double Garage With Power Connected
- Useful Spacious Cellar Housing Boiler

## Summary of Property

This fine 1930's detached residence occupies a fabulous elevated position in one of Backwell's most highly regarded locations. This glorious family home is full of character and despite having been modernised over time, it has retained many of its original and appealing features; an Arts & Craft staircase, high ceilings, picture rails, panelled doors, with in many cases the original brass oval door knobs and Ogee skirting throughout. Backwell is a popular village of quality housing stock, well performing schools, excellent commuter links, a mainline train station and beautiful surrounding countryside. Offered for sale with no onward chain. There are owned solar panels to all aspects. Those to the East and West are linked to a battery for energy storage.



# Room Descriptions

**Storm Porch**  
Lighting and tiled floor. Hardwood glazed door to Reception Hall.

**Reception Hall**  
Glorious Arts & Crafts staircase ascends to first floor accommodation with useful storage cupboard below. Radiator and doors to; Sitting Room, Kitchen/Dining Family Room, Ground Floor Shower Room and Utility/Boot Room.

**Sitting room**  
15' 1" into bay x 14' 1" (4.60m into bay x 4.29m)  
Feature fireplace, currently not in use. Radiator. UPVC double glazed walk in bay window to front.

**Dining/Family room**  
15' 0" into bay x 13' 2" (4.57m into bay x 4.01m)  
Feature fireplace with stone hearth and wooden mantle. Radiator. UPVC double glazed walk in bay window to front. Door to Conservatory. Opening to Kitchen.

**Kitchen**  
13' 2" x 12' 10" (4.01m x 3.91m)  
Fitted with a range of wall and base units with work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Belling range cooker with gas hob and electric ovens. Space for upright fridge/freezer. Radiator and quality vinyl tile flooring. UPVC double glazed windows to side and rear with glorious countryside views.

**Cellar**  
12' 1" x 11' 11" (3.68m x 3.63m)  
Accessed via floor hatch with ladders descending. Wall mounted 'Vaillant' combi boiler.

**Conservatory**  
12' 9" x 9' 2" (3.89m x 2.79m)  
Of dwarf wall and UPVC double glazed construction with windows to three sides and French doors opening on to a paved patio.

**Ground Floor Shower Room**  
Tiled and fitted with a white suite comprising: shower enclosure with electric shower, pedestal wash hand basin and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

**Utility & Boot Room**  
12' 4" x 7' 0" (3.76m x 2.13m)  
Fitted with a range of base units with work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Spaces for washing machine and tumble dryer. Built in storage cupboard. Radiator and tiled flooring. UPVC double glazed window to rear. Door to rear Garden and door to Study.

**Study**  
12' 2" x 6' 11" (3.71m x 2.11m)  
Radiator and vinyl flooring. UPVC double glazed window to rear. Door to Garage.

**Split Landing**  
Loft access. Radiator and UPVC double window to front. Doors to all Bedrooms and Family Bathroom.

**Principal Bedroom**  
13' 2" x 12' 11" (4.01m x 3.94m)  
Built in double wardrobe. Feature cast iron fireplace. Radiator and UPVC double glazed window to rear with stunning vista. Door to En Suite Shower Room.

**En Suite Shower Room**  
Tiled and fitted with a white suite comprising: shower enclosure with thermostatic shower, wall mounted wash basin and low level W.C.. Tiled floor and heated towel rail. UPVC double glazed window to rear.

**Bedroom 2**  
14' 0" x 13' 2" (4.27m x 4.01m)  
Feature cast iron fireplace. Radiator and UPVC double glazed window to front.

**Bedroom 3**  
13' 2" x 13' 0" (4.01m x 3.96m)  
Feature cast iron fireplace. Radiator and UPVC double glazed window to Front.

**Bedroom 4**  
12' 3" x 9' 9" (3.73m x 2.97m)  
Radiator and UPVC double glazed window to rear with far reaching views.

**Family Bathroom**  
8' 10" x 6' 7" (2.69m x 2.01m)  
Fitted with a white four piece suite comprising: freestanding roll edge bath with mixer tap and shower attachment, separate shower enclosure with thermostatic shower, pedestal wash hand basin and low level W.C. Heated towel rail, tiled floor and extractor. UPVC double glazed window to rear.

**Gardens**  
The fabulous mature gardens extend to three sides of the property and comprise of lawns, vegetable beds, tiered ponds and patios. There are an abundance of mature plants and a variety of fruit trees. Exceptional far reaching views.

**Double Garage**  
Two up and over doors to front with pedestrian door to Study.

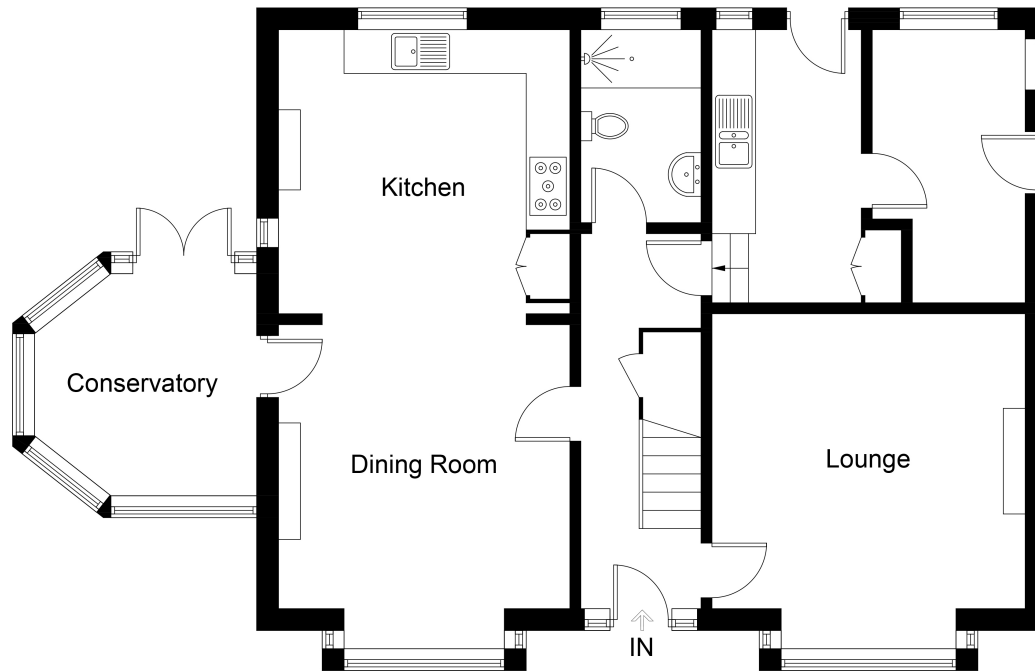
**Driveway To East Of Property**  
The driveway belongs to the property. The neighbours and owner of the fields to the rear have access rights.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

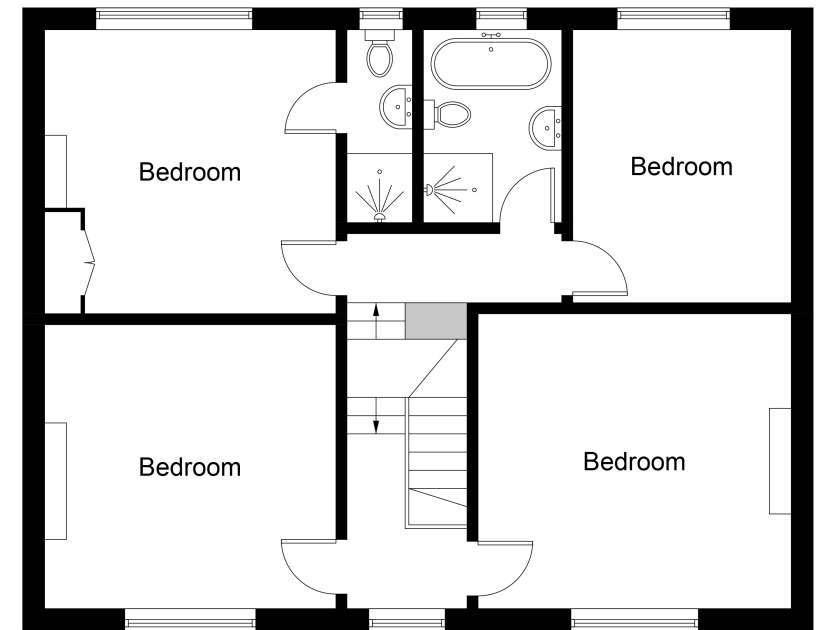


## 68 Church Lane

Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID1188262  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision