

**HUNTER  
LEAHY**  
YOUR PROPERTY EXPERTS

**Backwell.**

**£995,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

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. Proving too large now for the current owner, this deceptively spacious home is waiting for new owners to stamp their own mark and personalise this wonderful house to their tastes. 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, for those looking for a stress free move, the fabulous accommodation briefly comprises; Storm Porch, Reception Hall, Sitting Room, Kitchen/Dining/Family Room, Cellar, Ground Floor Shower Room, Utility/Boot Room and Study, four double Bedrooms, En Suite Shower Room and Family Bathroom. Outside, there are mature wrap around Gardens and Double Garage. There are owned solar panels to all aspects. Those to the East and West are linked to a battery for energy storage.

## 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





## 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 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













