

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

Box Cottage, Backwell Common, Backwell. BS48 3AE

£949,950 Freehold

FOR SALE



PROPERTY DESCRIPTION

This outstanding cottage dates back to the 1750's and has been thoroughly refurbished in recent years. Occupying an idyllic spot on Backwell Common, which offers tranquillity without isolation, this spacious family home comprises an seamless blend of character and original features with the benefits of modern living. Sitting on generous plot with far reaching views over the surrounding countryside, Box Cottage is perfectly place for access to highly regarded local schools, the mainline train station, Festival Way Cycle Path and numerous country walks. Beautifully presented and deceptively spacious, the well balanced

accommodation comprises, to the ground floor: Entrance Hall, Sitting Room, Snug, Fabulous Kitchen/Dining/Family Room with lantern atrium and bi folding doors, Boot Room and Cloakroom.

Upstairs, there are four Bedrooms, three of which are large double, an En Suite Shower Room and impressive Family Bathroom. Outside, the enclosed frontage is laid to gravel, proving parking for several vehicles, whilst the rear is laid to patio and lawn. The rear gardens are of a good sized and offer privacy and far reaching views. Furthermore, there is a secure block built outbuilding under a tiled roof, which offers ample storage space or the potential to convert to an annex, subject to relevant planning permissions and a Games Room.

FEATURES

- Characterful Stone Built Cottage Dating Back To 1750
- Feature Exposed Stone Work & Oak Beams
- Sought After Semi Rural Location With Easy Access To Schools, Local Shops & Mainline Train Station
- Spacious Living Accommodation With 4 Reception Rooms & Fabulous Kitchen/Breakfast Roomlous Kit
- 4 Generous Bedrooms, En Suite Shower Room & Luxurious Family Bathroom
- Driveway Parking For Several Vehicles
- Large Private, Level Gardens With Far Reaching Views
- Large Block Built Outbuilding & External Games Room



ROOM DESCRIPTIONS

Entrance Hall

Entered via wooden door. Tiled flooring. Door to Sitting Room.

Sitting Room

23' 8" x 20' 6" (7.21m x 6.25m)

A characterful spacious, triple aspect room with original Oak beams. Feature multi fuel burner with Slate hearth. Wood effect tiled floor. Two radiators and five UPVC double glazed windows to front, side and rear. Door to Snug and Inner Hall.

Snug

12' 3" x 9' 5" (3.73m x 2.87m)

Feature original Oak beams and exposed stone walls with inset fireplace. Engineered Oak flooring and radiator. UPVC double glazed window to front.

Inner Hall

Door to staircase which rises to first floor accommodation with useful storage under. Door to Kitchen/Breakfast Room.

Fabulous Kitchen/Dining/Family Room

Kitchen/Breakfast Room

22' 4" x 12' 7" (6.81m x 3.84m)

This glorious farmhouse inspired space is the heart of the home. Fitted with an extensive range of wall and base units with solid woodblock work surfaces over. Inset ceramic double sink and drainer with mixer tap and tiled splashbacks. Built in Aga and separate gas cooker. Integral fridge/freezer, fridge and dishwasher. Cupboard housing 'Worcester' combi boiler. Two UPVC double glazed windows and door to rear. Tiled floor and opening to Dining Area.

Dining Area

12' 6" x 9' 4" (3.81m x 2.84m)

Tiled floor and radiator. Open access to the Family Room.

Family Room

A stunning room which benefits from a large lantern roof light, UPVC double glazed bi fold doors to rear and a wood burning stove. Door to boot room.

Utility/Store Room

Space and plumbing for washing machine. Storage space and door to Larder providing additional storage and door to Cloakroom.

Cloakroom

Vanity unit which houses the wash basin with mixer tap and tiled splashbacks plus a concealed cistern low level W.C. Tiled floor. UPVC double glazed frosted window to rear.

First Floor Landing

Feature stone walls and original oak beams. Doors to all Bedrooms, airing cupboard and Family Bathroom. Loft access.

Principal Suite

22' 9" x 12' 9" (6.93m x 3.89m)

An incredibly spacious dual aspect room with UPVC double glazed windows

to side and front. Radiator and door to En-Suite Shower Room.

En-Suite Shower Room

Tiled and fitted with a white suite comprising; large shower unit with electric shower and handwash basin with mixer taps. Tiled floor and extractor fan.

Bedroom Two

13' 3" x 12' 10" (4.04m x 3.91m)

UPVC double glazed window to front. Radiator.

Bedroom Three

13' 3" x 10' 11" (4.04m x 3.33m)

UPVC double glazed window to side and radiator.

Bedroom Four

12' 7" x 9' 6" (3.84m x 2.90m)

UPVC double glazed window to rear and radiator.

Family Bathroom

Tiled and fitted with a white suite comprising; large shower unit with thermostatic rainfall shower, bath with mixer tap and thermostatic hand held shower, pedestal hand wash basin with mixer taps and low level W.C. Heated towel rail, tiled flooring and UPVC double glazed window to front.

Front Garden

Entered via wooden five bar gate, the extensive frontage is fully enclosed by timber panel fencing and natural hedging. The area is laid to gravel with floral and shrub borders. There is access to the outbuilding and gated access to rear garden.

Large Outbuilding

36' 1" x 12' 11" (11.00m x 3.94m)

Block built under a baton, felt and tiled roof and accessed via double wooden door.

Rear Garden

Fully enclosed by timber panel fencing and stone wall with inset arch shaped gateway to the front. The generous sized garden is laid to paved patio and level lawn with well stocked borders. A section of the fencing is slatted to allow an open view over the surrounding countryside. There is an al fresco cooking area with a pizza oven, bbq and preparation surface. Access to the external games room.

External Games Room

17' 2" x 14' 1" (5.23m x 4.29m)

Power and Lighting connected. UPVC double glazed window and French doors to rear.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E



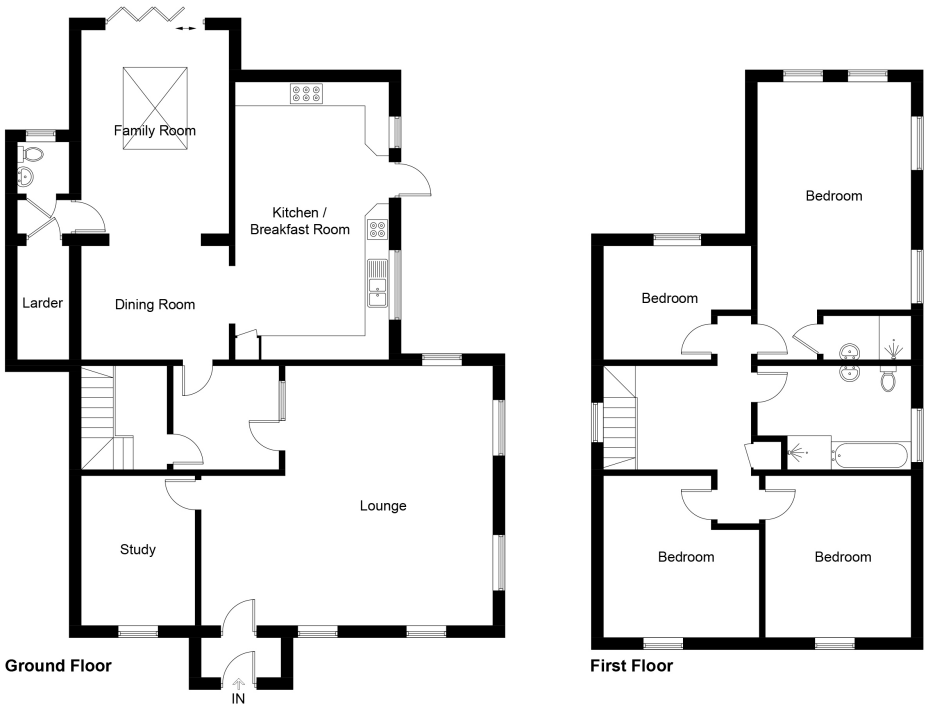




FLOORPLAN & EPC

Box Cottage

Approximate Gross Internal Area = 229.6 sq m / 2471 sq ft



For illustrative purposes only. Not to scale. ID1169967
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC