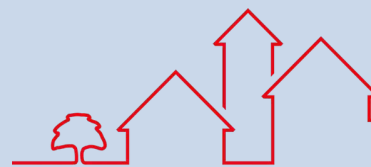




School View, 72B Church Lane, Backwell

Guide Price **£1,145,000**



Parker's

Estate Agents & Property Lettings



School View, 72B Church Lane

Backwell, Bristol

Tucked discreetly away from the main road, School View is an exceptional 6-bedroom detached home on Church Lane. This picturesque and spacious house is full of light, character and charm.

The vestibule porch entrance leads to a wonderful entrance hall with a gallery above. The generous ground floor offers a spacious lounge with bay windows with stunning garden views. French doors extend the living space into an open-plan kitchen and dining area, creating a wonderful setting for cosy evenings or entertaining guests. Additional access to the garden is available through French doors, enhancing the overall appeal.

The ground floor also includes a study, a sitting room with dual aspect windows, a utility room, and two downstairs toilets, along with direct access to the garage. The house boasts an abundance of space and features two staircases that lead to the selection of bedrooms on the upper level.

An exceptional 6-bedroom detached home on Church Lane.

School View, 72B Church Lane

Backwell, Bristol

The upper floor is remarkably spacious, perfectly suited for a family. One can easily envision children playing and growing up in this delightful family home. The primary bedroom stands out with built-in storage, a bay window, magnificent views, and an en-suite bathroom. You'll also find four more bedrooms, one of which also features an en-suite, along with a well-appointed family bathroom. Walking along the west wing of the upper floor, you'll discover the final bedroom, featuring vaulted ceilings and a charming window overlooking the front of the house.

The front of the house boasts a gravel driveway, offering parking space for numerous cars, a double garage, and convenient side access. The spacious rear garden wraps around this fantastic home, creating a safe and private haven for children to play. It also offers a tranquil and private space for relaxing on the lawn, or under the pergola, surrounded by a variety of trees, shrubs, and plants.

This wonderful house, available for sale with no onward chain, offers the ideal opportunity for those looking for their dream home.



Hall/Gallery

7' 10" x 14' 1" (2.40m x 4.30m)

Lounge

14' 5" x 25' 3" (4.40m x 7.70m)

Kitchen/Diner

25' 7" x 23' 4" (7.80m x 7.10m)

Sitting Room

13' 1" x 11' 6" (4.00m x 3.50m)

Study

8' 10" x 10' 10" (2.70m x 3.30m)

Utilty

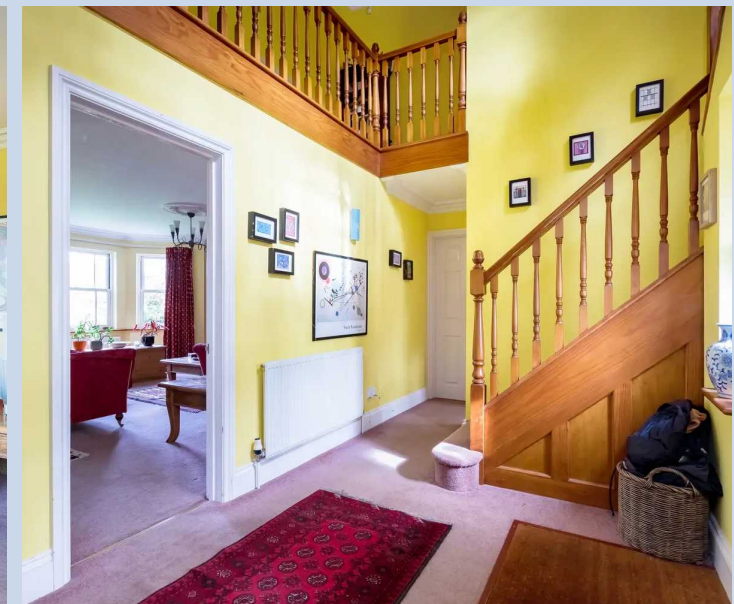
6' 7" x 8' 2" (2.00m x 2.50m)

Wc 1

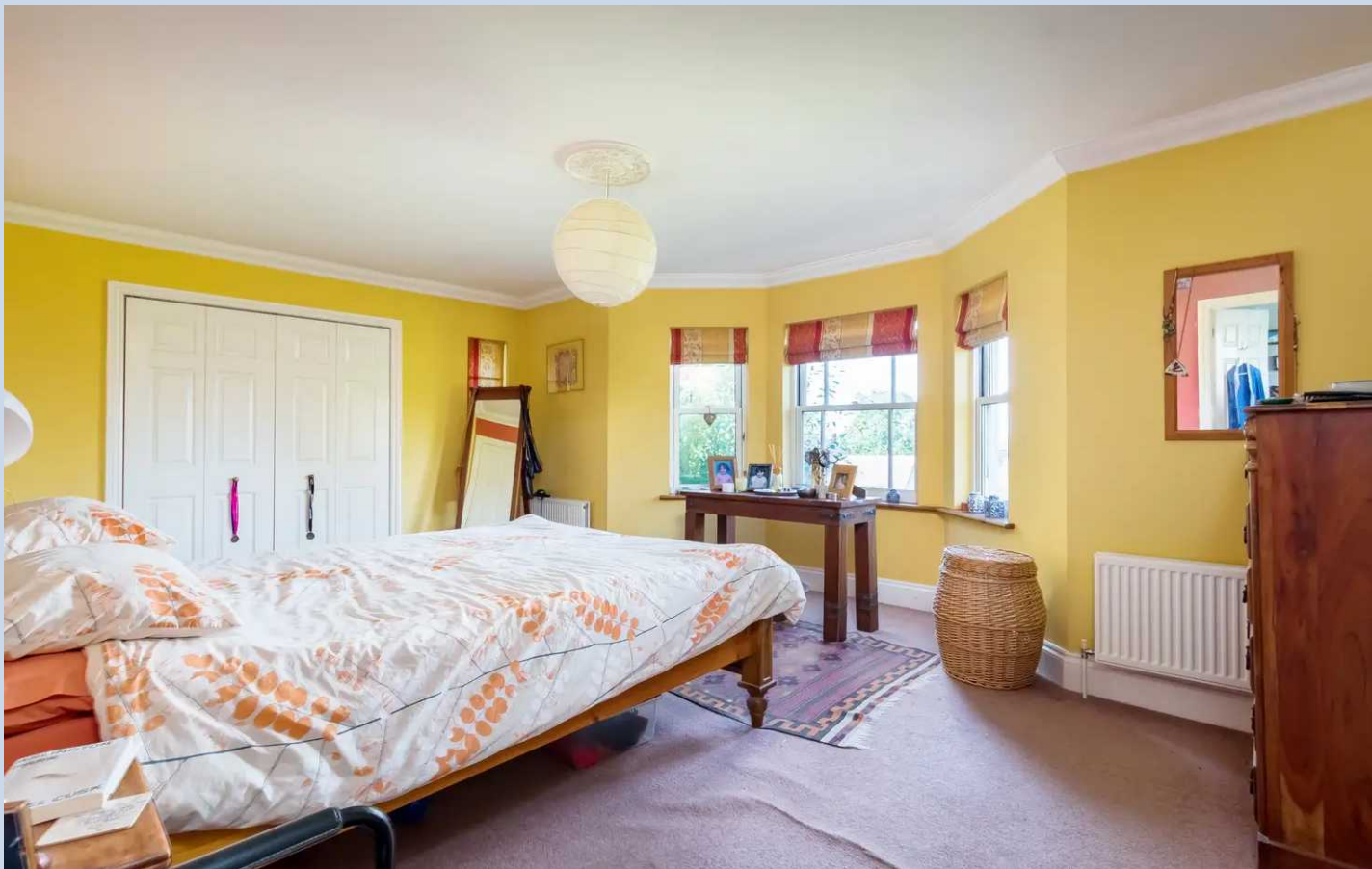
2' 4" x 4' 11" (0.70m x 1.50m)

Wc 2

2' 11" x 7' 3" (0.90m x 2.20m)







Landing/ Gallery

13' 9" x 14' 1" (4.20m x 4.30m)

Bedroom 1

11' 2" x 18' 1" (3.40m x 5.50m)

En-suite

5' 11" x 7' 7" (1.80m x 2.30m)

Bedroom 2

11' 6" x 9' 2" (3.50m x 2.80m)

En-suite

6' 3" x 5' 11" (1.90m x 1.80m)

Bedroom 3

12' 10" x 11' 6" (3.90m x 3.50m)

Bedroom 4

17' 1" x 12' 2" (5.20m x 3.70m)

Bedroom 5

11' 6" x 11' 6" (3.50m x 3.50m)

Bedroom 6

8' 10" x 10' 10" (2.70m x 3.30m)

Bathroom

6' 11" x 8' 6" (2.10m x 2.60m)

Landing/Stairway 2

OFF STREET

4 Parking Spaces

GARAGE

Double Garage



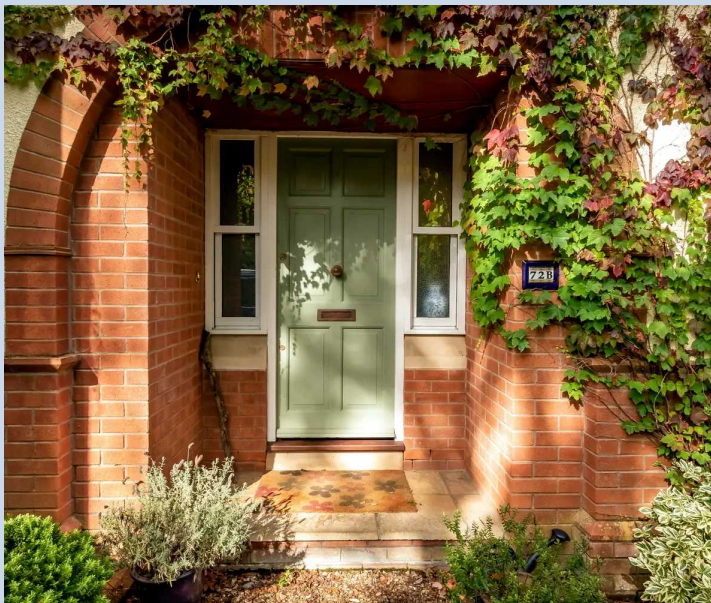


Backwell

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Tenure: Freehold

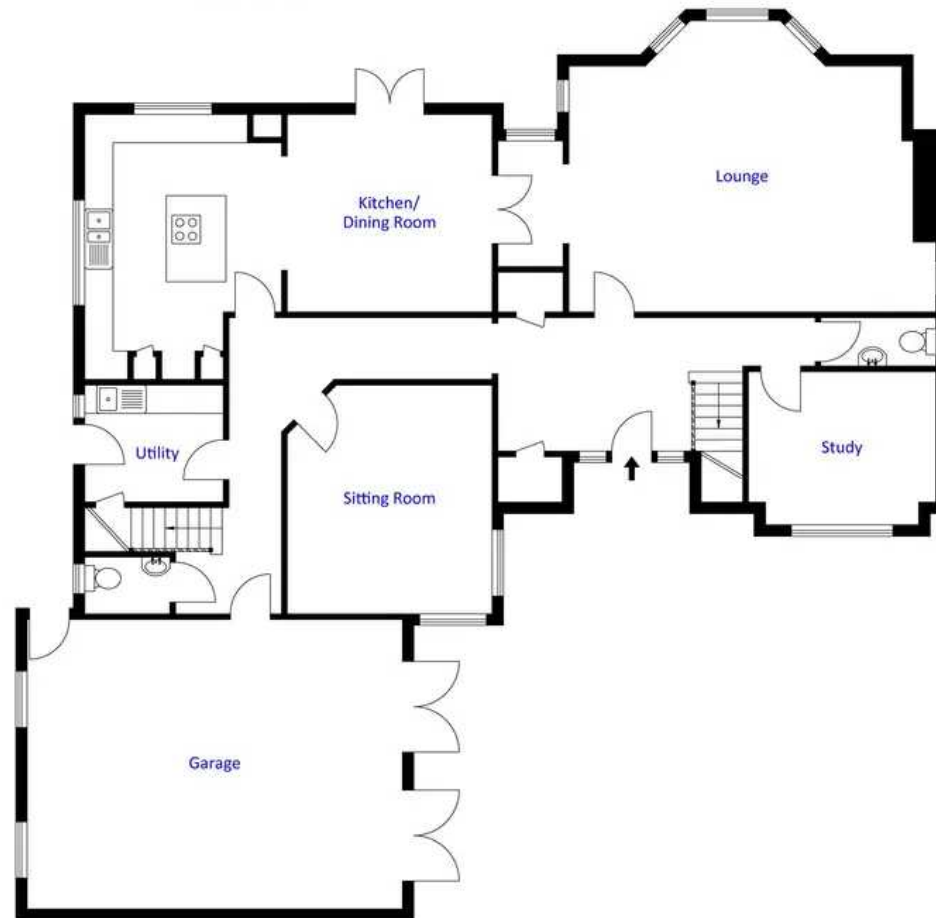
EPC Energy Efficiency Rating: D



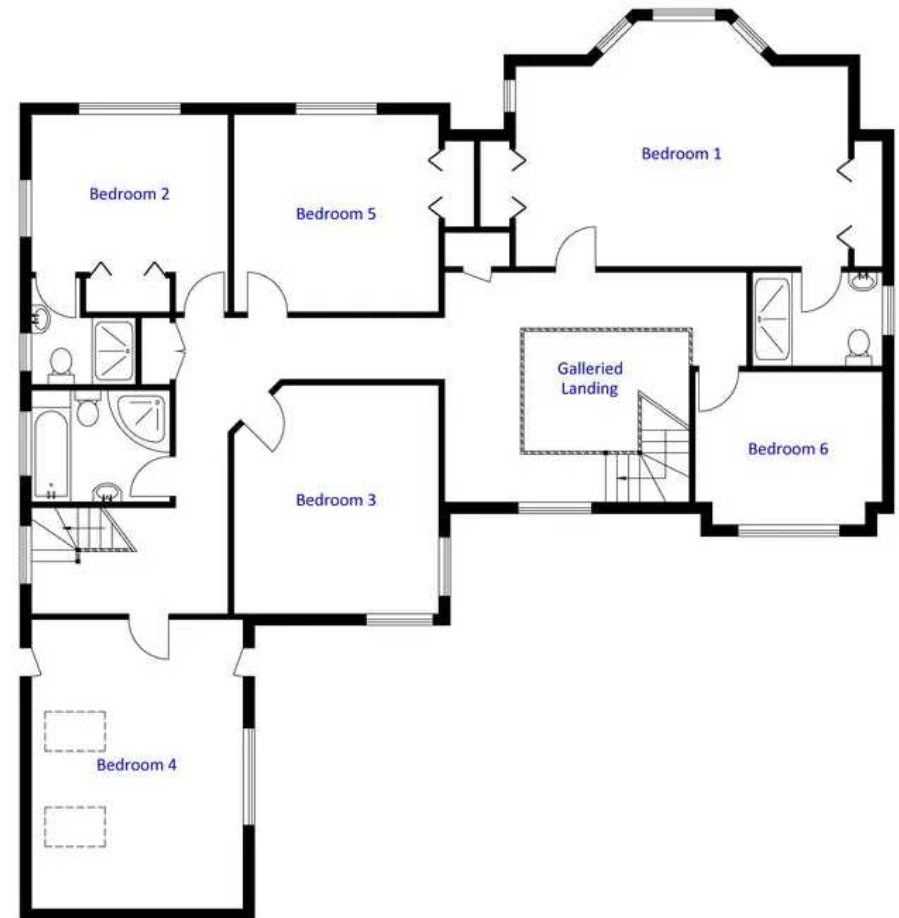


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Approx. Gross Internal Area
3216.50 Sq.Ft - 298.80 Sq.M
(Total area includes garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
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.



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