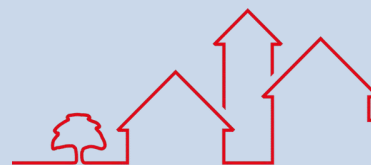




39 Church Town, Backwell

Guide Price **£1,100,000**



Parker's

Estate Agents & Property Lettings



39 Church Town

Backwell, Bristol

A Rare Backwell Gem: Spacious 3-Bedroom Bungalow with Panoramic Views, Expansive Gardens, and Endless Potential

This marvellous 3-bedroom detached dormer bungalow, located in the coveted Church Town area, occupies one of Backwell's most desirable locations. It boasts sweeping panoramic views, expansive wraparound gardens, and a distinctive stone barn with remarkable potential. Lovingly maintained as a family home for over 60 years, this property is truly a rare find, being available on the market for the first time in its history.

Upon arrival, a private road provides parking for multiple vehicles, with a gated entrance opening to a secluded driveway that offers additional parking and access to the main house. Elevated at the top of Backwell, the home commands stunning views across the Somerset coast and the Bristol Channel, reaching as far as the Welsh coastline on clear days.

The welcoming entrance porch, perfect for coats and boots, flows into an inner hallway with classic parquet flooring. To the right, a spacious lounge is bathed in natural light and features a stunning viewing platform with floor-to-ceiling windows that frame breath-taking vistas. Toward the rear, double doors open to the dining room, complete with additional windows and French doors leading to the garden. This design creates seamless indoor-outdoor living with a wonderful sense of light and space. The front-facing kitchen/breakfast room, featuring dual-aspect windows, offers even more scenic views—perfect for morning coffee. It also has convenient access to the garden and ample storage.

39 Church Town

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The ground floor also includes two well-proportioned double bedrooms, one with dual-aspect windows, both with built-in storage, and a convenient downstairs shower room. Upstairs, a sunlit landing leads to the main bedroom, an impressive space with a panoramic window framing the views like a living landscape. Across the landing, a spacious en-suite offers both a bath and a separate shower. Additional storage beneath the house is ideal for bikes, canoes, and other outdoor equipment.

The enchanting gardens, approximately one acre, wrap around the entire property. A gated footpath entrance at the bottom of the plot leads up through lush lawns, mature plantings, rockeries, and trees. At the front is a swimming pool, which the owners enjoyed for many happy times, though it now requires some attention and could be brought back to life. The rear garden borders a woodland nature reserve, providing a sanctuary for wildlife, a magical play area for children, and direct access to a wealth of footpaths for exploring the wider countryside. Additional features include a large shed, a vegetable patch, and a traditional stone barn beside the driveway, which holds excellent potential for conversion into an annexe or home office.

This property is offered with no onward chain. Given the generous size of the plot, there may be potential for development, subject to planning permissions, making this an even more exceptional opportunity. Undoubtedly, this is one of our most unique homes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



Porch

Entrance Hall

Lounge

23' 0" x 18' 8" (7.00m x 5.70m)

Dining Room

13' 1" x 12' 6" (4.00m x 3.80m)

Kitchen/Breakfast Room

17' 9" x 16' 1" (5.40m x 4.90m)

Bedroom 2

13' 9" x 8' 10" (4.20m x 2.70m)

Bedroom 3

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

Landing

Bedroom 1

14' 9" x 19' 0" (4.50m x 5.80m)

En-suite

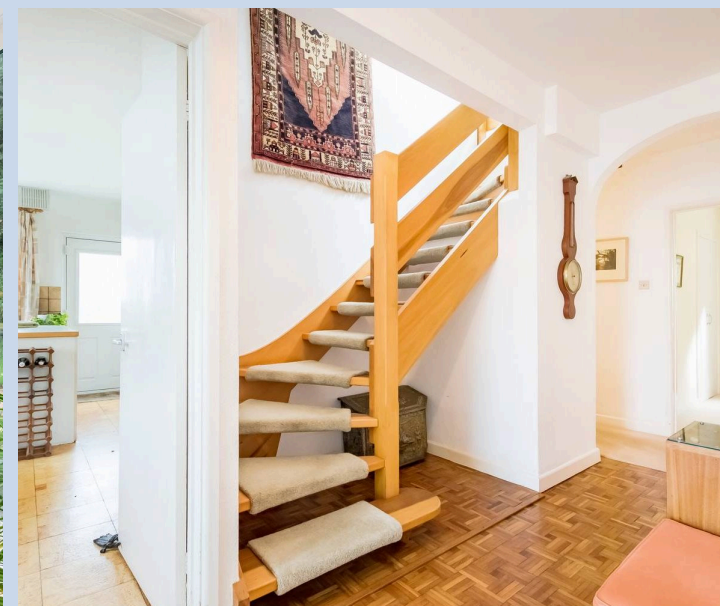
9' 2" x 12' 6" (2.80m x 3.80m)

Bathroom

5' 11" x 9' 2" (1.80m x 2.80m)

Stone Barn

26' 3" x 23' 0" (8.00m x 7.00m)





FRONT GARDEN

REAR GARDEN

Off street

4 Parking Spaces

Driveway

5 Parking Spaces

Backwell:

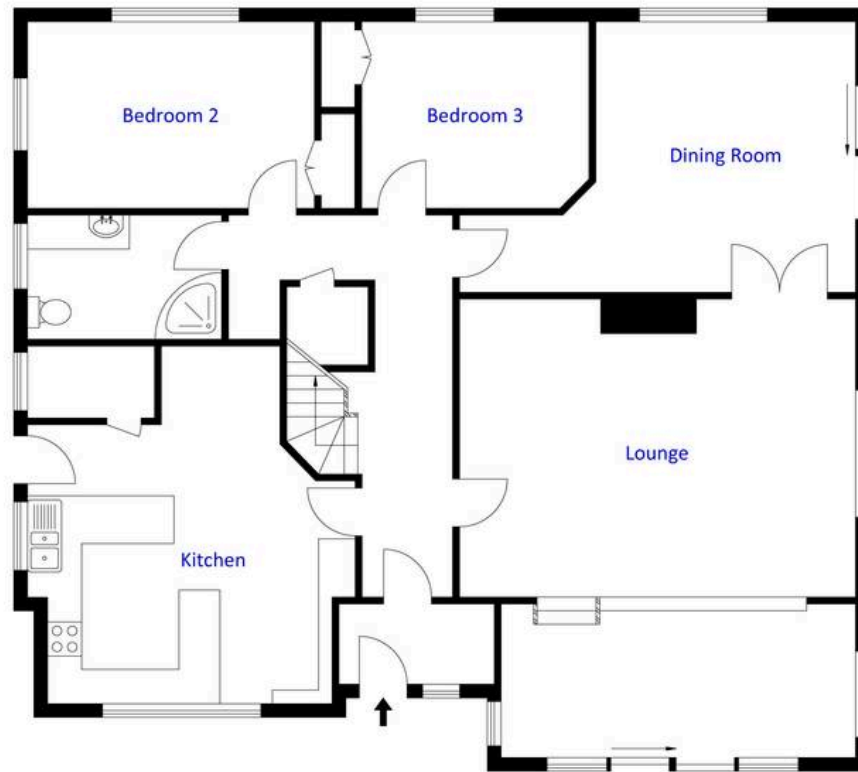
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families 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.



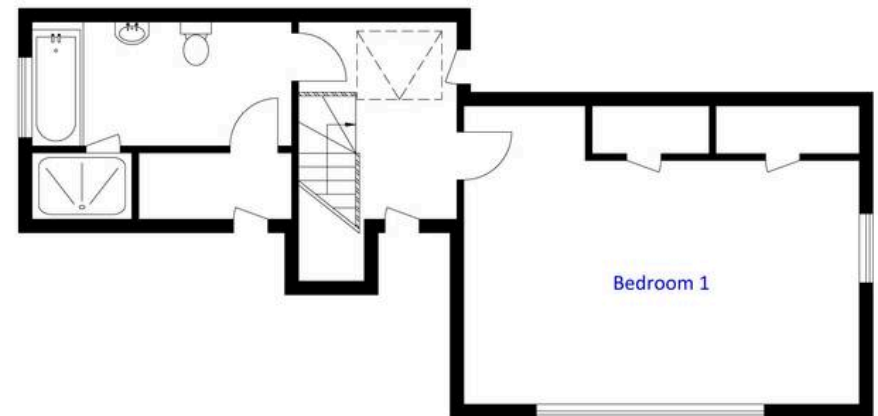


39 Church Town, Backwell

Approx. Gross Internal Area
1814.50 Sq.Ft - 168.60 Sq.M



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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

