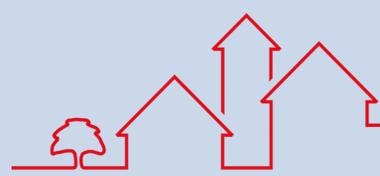




Cider House Backwell Common, Backwell

Guide Price £1,400,000



Parker's

Estate Agents & Property Lettings



Cider House Backwell Common

Backwell, Bristol

Welcome to this exceptional detached residence, offering a harmonious blend of character, comfort, and versatility, ideally situated in a desirable location. Upon arrival, you are greeted by a charming stone driveway that provides ample parking and sets the tone for the quality found throughout the property. Step inside to discover a thoughtfully designed interior, where spacious living areas are complemented by tasteful finishes and an abundance of natural light. The welcoming lounge features a striking log burner, creating a cosy focal point that is perfect for relaxing evenings or entertaining guests. The kitchen is well-equipped with quality appliances and generous storage, ensuring both practicality and style for family living or culinary enthusiasts.

To the rear of the property, a luxurious and exceptionally spacious back garden provides a private outdoor sanctuary, perfect for relaxing, entertaining, or enjoying family time in a beautifully maintained setting. The expansive garden offers plenty of room for outdoor dining, recreation, and gardening, creating an idyllic extension of the living space.

The property also benefits from an additional building on the plot known as the **Cider Barn**, a charming and self-contained house featuring two well-proportioned bedrooms and a spacious living room, kitchen with a dining area, ideal for guests, extended family, or potential independent living. Outside the Cider Barn is its own private garden area, offering a peaceful and secluded outdoor space where residents can relax and enjoy the surroundings in complete privacy.

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Within the main residence, the property boasts multiple flexible-use spaces, including a dedicated workshop, a garage, and a separate office, catering to a variety of lifestyle needs such as hobbies, home working, or additional storage. Accommodation comprises well-proportioned bedrooms, with the principal suite benefiting from a contemporary en-suite bathroom to provide a private and luxurious sanctuary. Each bedroom has been thoughtfully decorated to offer comfort and peace, making this an ideal home for families or those seeking space to grow. The main family bathroom is finished to a high standard, featuring modern fixtures and a relaxing atmosphere.

Throughout the property, attention to detail is evident, with quality flooring, neutral décor, and carefully considered lighting enhancing every room. This home is perfectly suited to those who value both style and substance, with practical features such as double glazing and efficient heating ensuring year-round comfort. Whether you are looking for a peaceful retreat or a versatile space to accommodate work and leisure, this property offers a unique opportunity to enjoy a high standard of living in a desirable setting. Viewing is highly recommended to fully appreciate the exceptional features and flexible layout that make this house a wonderful place to call home. Please contact our office to arrange your personal tour and discover all that this outstanding property has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Rating: D



Living Room

21' 5" x 14' 4" (6.53m x 4.38m)

Hallway

11' 6" x 12' 0" (3.50m x 3.67m)

Conservatory

14' 0" x 13' 0" (4.27m x 3.97m)

Reception

12' 10" x 12' 0" (3.90m x 3.65m)

Wc

5' 8" x 4' 4" (1.73m x 1.31m)

Utility

9' 7" x 6' 9" (2.92m x 2.07m)

Landing

22' 4" x 4' 1" (6.81m x 1.24m)

Bathroom

11' 10" x 11' 2" (3.60m x 3.41m)

Bedroom 1

17' 9" x 12' 2" (5.41m x 3.71m)

Bedroom 2

13' 6" x 10' 0" (4.12m x 3.04m)

Bedroom 3

10' 8" x 10' 0" (3.26m x 3.06m)

Bedroom 4

12' 2" x 10' 8" (3.72m x 3.26m)

En-Suite

12' 4" x 8' 10" (3.75m x 2.68m)

Garage

30' 2" x 12' 10" (9.20m x 3.90m)

Office

30' 3" x 12' 10" (9.21m x 3.90m)



Workshop (Garage)

30' 3" x 9' 1" (9.21m x 2.77m)

Hallway (Barn)

9' 9" x 7' 11" (2.96m x 2.41m)

Bathroom (Barn)

9' 10" x 6' 0" (3.00m x 1.84m)

Bedroom 1 (Barn)

14' 1" x 11' 5" (4.28m x 3.47m)

Kitchen (Barn)

15' 1" x 11' 9" (4.61m x 3.59m)

Living Room (Barn)

19' 9" x 11' 7" (6.02m x 3.53m)

Bedroom 2 (Barn)

12' 1" x 11' 2" (3.68m x 3.40m)





REAR GARDEN

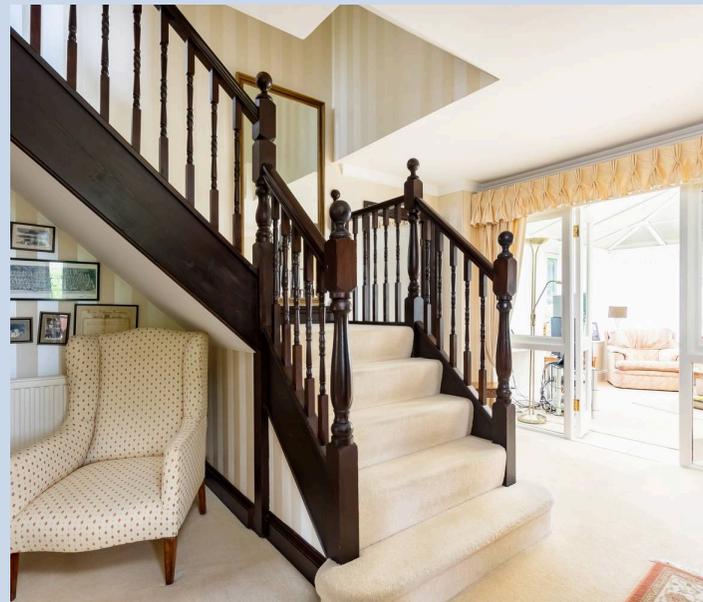
YARD

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.



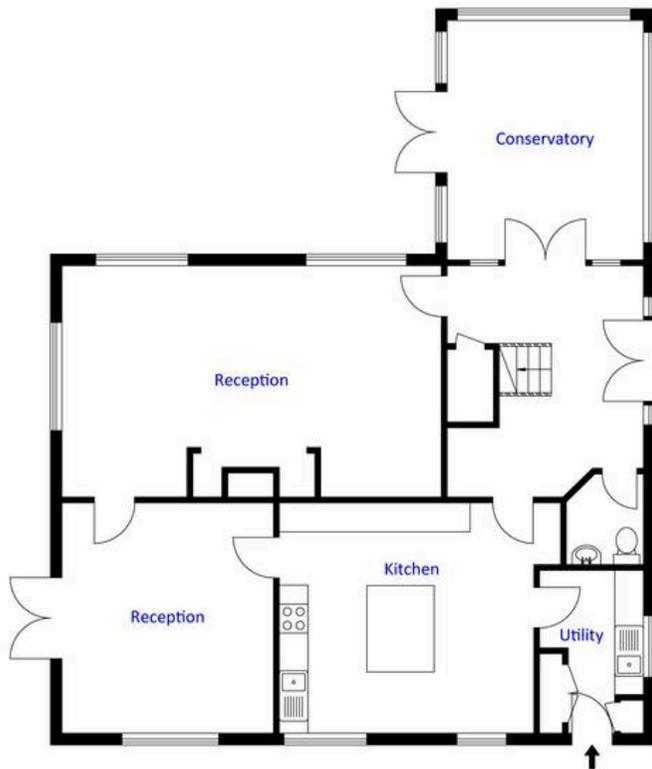


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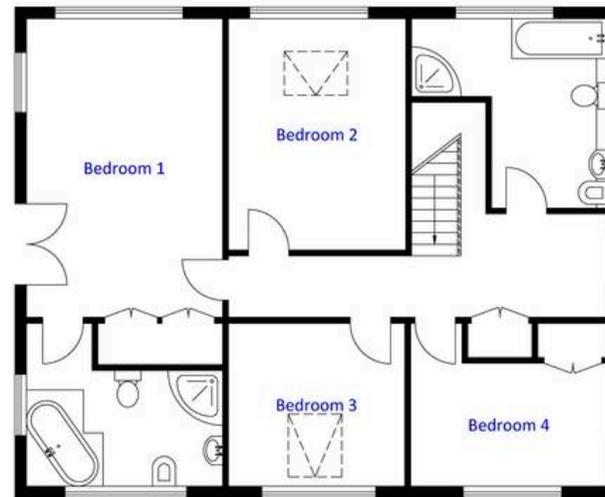
Approx. Gross Internal Area

2963.50 Sq.Ft - 275.30 Sq.M

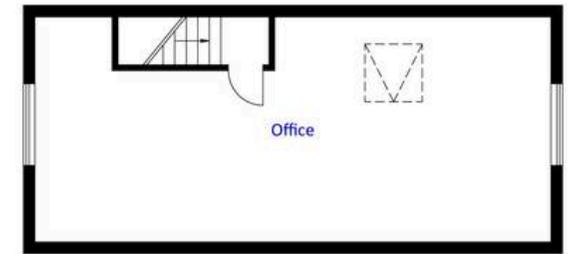
(Total area Includes Garage/Workshop/Office)



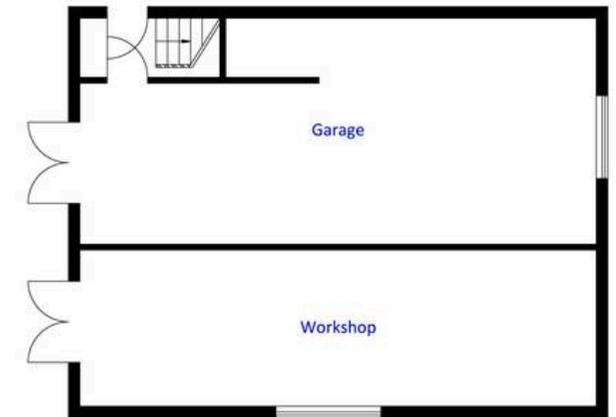
Ground Floor



First Floor



First Floor



Ground 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.

