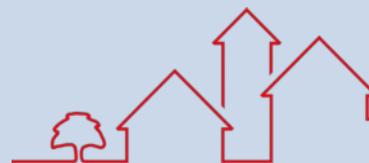




Holly Tree Cottage Downside Road, Backwell

Guide Price £685,000



Parker's

Estate Agents & Property Lettings



Holly Tree Cottage Downside Road

Backwell, Bristol

Set well back from the road in a private and secluded position, this detached three bedroom cottage offers a rare blend of peace, character, and exciting potential. Whether you wish to embrace its existing charm or transform it into something even more special, the property presents ample opportunity to extend or improve (subject to planning permission), allowing you to truly make it your own.

The current owners have begun the renovation journey, laying the foundations for a beautiful home, now it's ready for new owners to continue the dream and complete the vision.

The accommodation is well laid out and full of character. On the ground floor, an entrance porch leads into a welcoming sittingroom, complete with a cosy log burner, perfect for relaxing evenings. A **modern** galley style kitchen adjoins a bright and spacious sun/dining room that enjoys delightful views over the surrounding grounds. Additional ground floor spaces include a pantry/home office, a large utility room, and a shower room, offering flexibility and practicality.

Upstairs, the property features three well proportioned bedrooms, all serviced by a newly fitted family bathroom, finished to a high standard.

This is a rare opportunity to secure a secluded yet accessible home in a truly enchanting setting, with scope to extend and personalise further, subject to planning permission.

Holly Tree Cottage Downside Road

Backwell, Bristol

Outside, the property is approached via a long driveway that opens into a generous gravelled parking area, offering ample space for multiple vehicles. A large double garage sits alongside a collection of characterful stone outbuildings, providing versatile options for storage, workshops, hobby spaces, or even conversion potential (subject to planning permission).

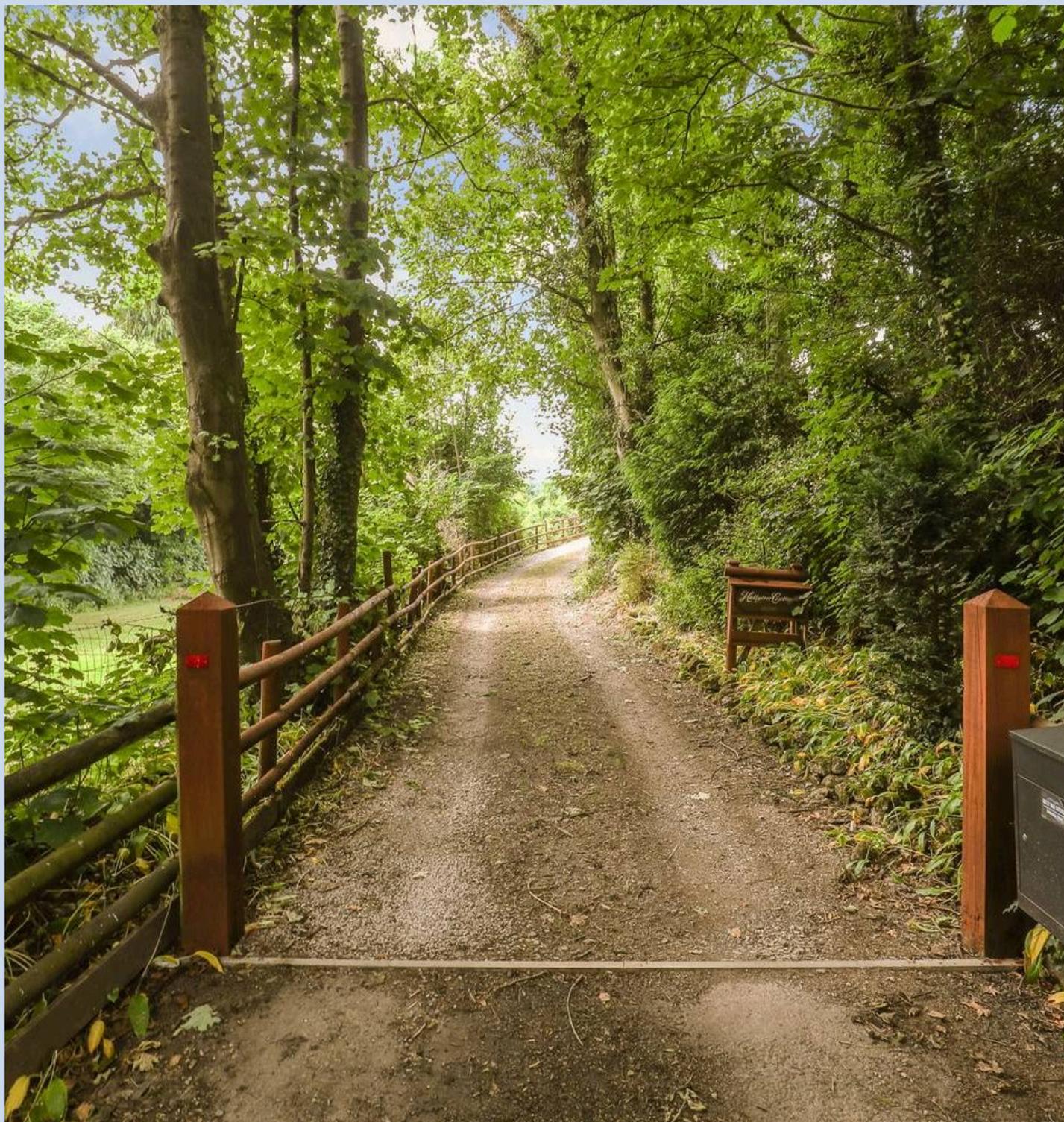
To one side of the garden lies a fenced paddock, home to young trees and shrubs, with access via two five-bar gates, ideal for those with animals, a passion for gardening, or simply seeking additional open space.

The main gardens are landscaped and bordered by mature hedging for privacy. Vibrant flower beds, a delightful rockery with pond, and a raised patio and barbecue area all contribute to a peaceful, picturesque setting, perfect for al fresco dining and entertaining with friends and family.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F







Porch

6' 5" x 3' 5" (1.95m x 1.03m)

Kitchen

16' 11" x 7' 6" (5.16m x 2.28m)

Sun Room/ Dining Room

10' 6" x 10' 3" (3.21m x 3.12m)

Pantry/ Office

9' 3" x 6' 3" (2.83m x 1.91m)

Utility Room

14' 9" x 7' 4" (4.49m x 2.23m)

Shower Room

6' 7" x 4' 1" (2.01m x 1.25m)

Store Room

9' 6" x 7' 3" (2.89m x 2.22m)

Sitting Room

25' 7" x 11' 8" (7.80m x 3.56m)

Bedroom 1

13' 5" x 10' 8" (4.10m x 3.26m)

Bedroom 2

12' 8" x 9' 3" (3.87m x 2.81m)

Bedroom 3

9' 5" x 5' 6" (2.86m x 1.68m)

Bathroom

7' 1" x 5' 5" (2.15m x 1.65m)

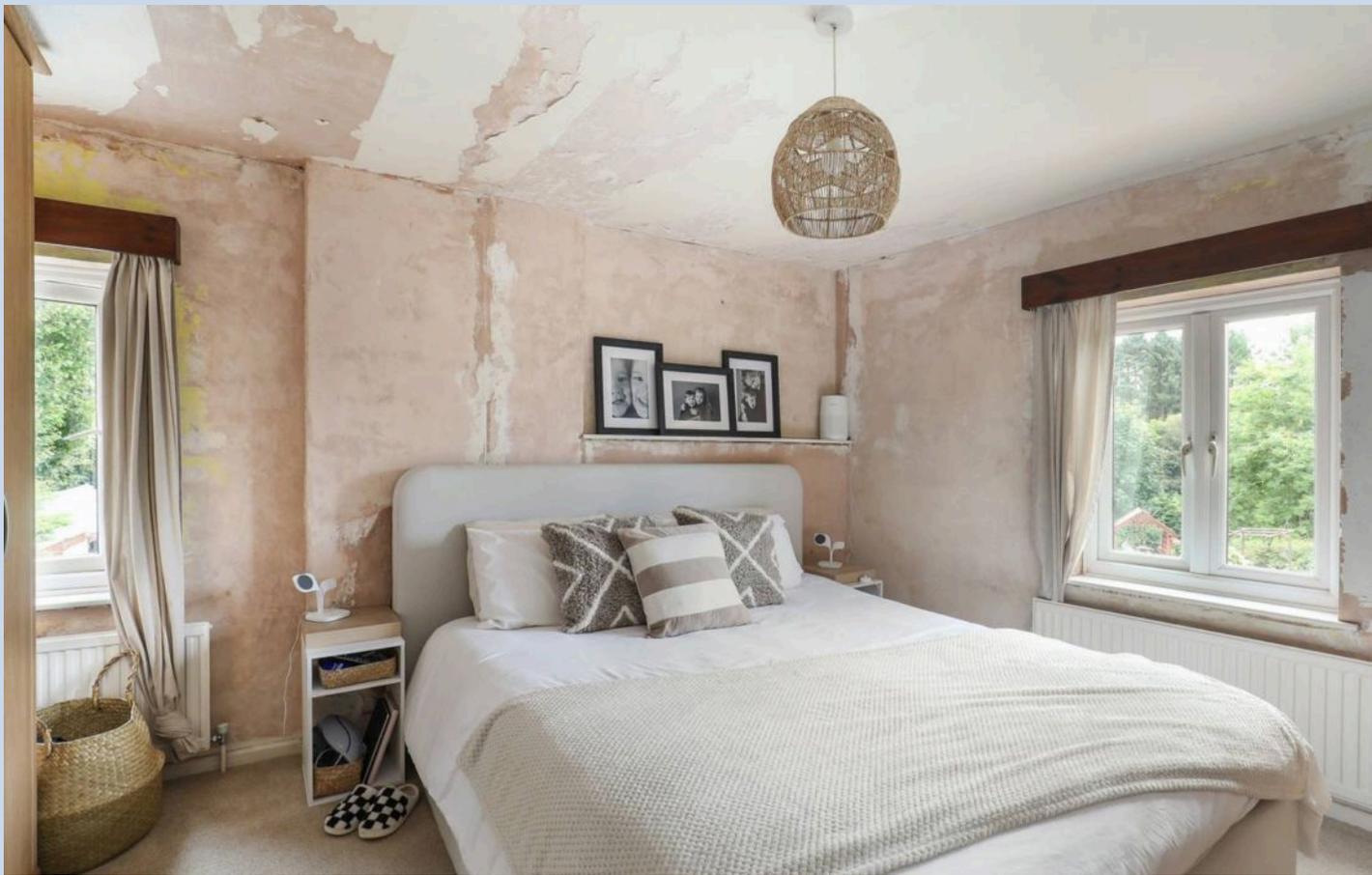
Wardrobe/Cupboard

3' 9" x 4' 1" (1.14m x 1.25m)

Double Garage

19' 4" x 16' 3" (5.90m x 4.96m)





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.

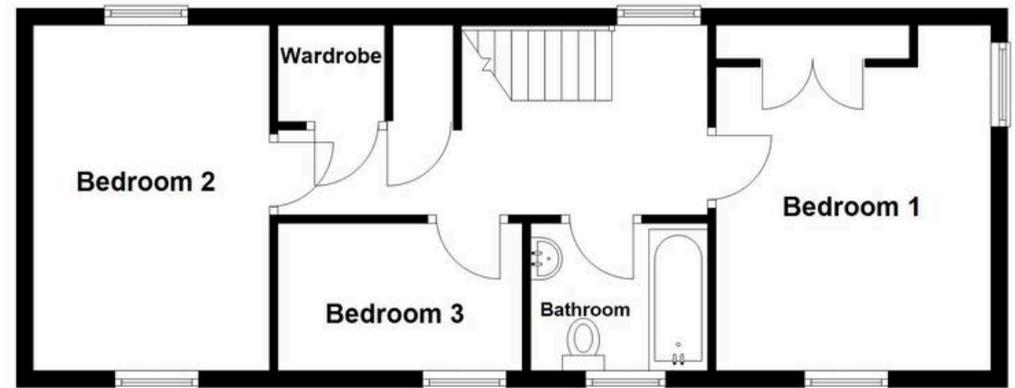




Ground Floor



First Floor





Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

