

The Bow House,  
Backwell Bow,  
Backwell  
North Somerset



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PEOPLE & PROPERTY

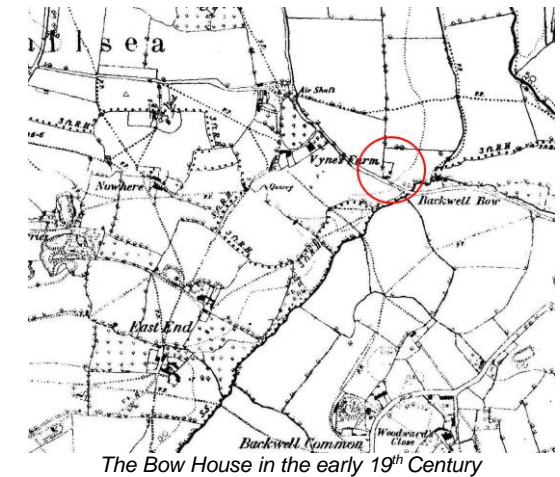
# The Bow House, Backwell Bow, Backwell, North Somerset BS48 3AB

Guide Price of £850,000 - £900,000 - Freehold

The Bow House, a well known landmark property locally, is believed to have been built in the late XVIIth or early XVIIIth century and was originally a traditional 'small holder's cottage' that had formed part of the Tynte estate which was later acquired by the first Baron Wraxall who expanded his estate centred on his Victorian Gothic revival extravaganza, Tyntesfield. Many years before the National Trust acquired Tyntesfield and the remaining 1,800 acre estate, this property was sold to a previous owner who commissioned a number of alterations and significantly enlarged the house.

Today the property is one of only two known 'tower houses' in the county, the other is close by in Wraxall, and this house offers extensive and very comfortable family accommodation. In more recent times, the last twenty or more years, the property has been further updated and improved by the present owners with a good number of recent enhancements that suit the property very well. Old and new have been blended sympathetically with the original character cottage and the later additions complementing each other beautifully. The property affords an impressive selection of reception rooms, 5 double bedrooms and 4 bathrooms – 2 en suite. Furthermore, the house is set in the most idyllic gardens of almost ½ acre with far reaching views in all directions over picturesque open countryside.

This very special home has been a treasured focus of family life for our vendor clients and the house is enriched throughout with reclaimed features and bespoke handmade additions. The extremely spacious layout is perfect to give a long term home for any growing family but also offers the option of creating a completely independent annex for a dependent relative.



A large, welcoming reception hall leads to the main living rooms of the house including a large, sunny double aspect sitting room - lounge and also a cosy 'snug' or family room. The pretty southerly and westerly facing gardens are a lovely feature of the house and would appeal to anyone wishing for a taste of country living while, upstairs the house boasts 4 large double bedrooms, the master having its own large terrace, a simply perfect place to sit and enjoy the evening sun at the end of the day. On the upper floor at the top of the tower a stunning bedroom can be found together with its own en suite shower room – a good guest room but more likely a room that will be chosen by a teenager or two preteens.

Backwell Bow is an ideal location for any family, mixing a rural but not remote position surrounded by Greenbelt countryside that is an easy walk (1.1 miles) or short drive from all the amenities in Nailsea including a large Waitrose and Tesco supermarket. Backwell, including Backwell School, is closer still. The mainline station to Paddington (less than 2 hours away) is 1.4 miles away and Bristol City Centre is just 8 miles away.



**RECEPTION HALL:** A half glazed front door with glazed side screens leads to this impressive hall complete with an exposed 'beam', a radiator, central ceiling light, an attractive straight flight of stairs rinsing to the galleried landing over and doors leading to three of the reception rooms and to:-

**SHOWER ROOM-CLOAKROOM:** An electric shower with bi-fold doors, fully tiled surround, W.C. and pedestal wash basin, radiator, ceiling light and uPVC window to the rear.

**DINING ROOM:** A charming double aspect and very pleasing reception room having a handmade display cabinet with built in spotlights. uPVC French doors lead to the rear of the property and give delightful views over the fields of Wraxall vale beyond. There are also two radiators and a central ceiling light. A charming glazed panel arched door leads to:-

**SITTING ROOM:** A breathtakingly light and airy room of extremely generous proportions with a feature reclaimed fireplace constructed of hand clamped bricks with an oak over mantel and a wood burning (multi fuel) stove inset. The room enjoys a double aspect with uPVC sliding patio doors to one side with an attractive outlook to the small pond, bridge and archway above. A further uPVC window to the opposite side of the room has a pretty outlook to the smaller patio area to the side of the house. There are TV and telephone points, two radiators, two wall lights and a central ceiling light. A fire door opens to:-

**INNER HALL:** With built in shelving and storage cupboard, stairs leading to the upper floor of the garage, a further fire door leads into the Garage that would readily convert to a further significant room or large kitchen if required.

**FAMILY ROOM:** uPVC window with a view over the front garden, wood burner with fireplace surround built of reclaimed bricks and oak sleepers. T.V point, recessed shelving with spotlights, radiator, central ceiling light, wall light.



### **KITCHEN-BREAKFAST ROOM:**

The kitchen has access through a uPVC door from the side patio. In keeping with the whole cottage the kitchen is well appointed with a full range of bespoke solid wood wall and floor cupboards including open display shelving and drawers, solid hardwood work tops with tiled splash backs. A composite one and a half bowl sink with mixer tap over. There is an integrated full height fridge freezer and a Kensington electric Range cooker with double ovens, grill and proving drawer. TV point, radiator and two ceiling lights. A uPVC window with an outlook to the rear, breakfast bar with space for stools.

**UTILITY ROOM:** There are two uPVC half glazed doors, one giving access to the rear of the property and the other giving access to the front with a uPVC window alongside. A range of floor cupboards with roll top laminate work surfaces, space and plumbing for a washing machine, ceiling light and a radiator. Doors towards the rear of the room give access to a shelved pantry cupboard and another large walk-in cupboard currently used as a drying room.

**BEDROOM 5 or PLAY ROOM:** Currently used as a double bedroom with views over the fields towards Wraxall Church this is a charming room with attractive part exposed stonework. An under stairs cupboard, radiator, ceiling light, built in shelving and a uPVC window to the rear.



The attached **DOUBLE GARAGE**. The stairs rise with a quarter turn to a **STUDY – STUDIO - MUSIC ROOM** above the garage which is simply flooded with natural light from two enormous Velux windows on either side of the vaulted ceiling. The room would make an absolutely perfect craft or hobbies room, teenager den or simply a large home office. Built in to the side of the room are ample storage cupboards. There are also ceiling spotlights and a radiator.

### *On the first floor:*

The **LANDING** is galleried over the stairwell with newel posts and balusters. Two uPVC windows provide stunning views to the rear, part exposed stone wall, radiator, ceiling light.

**PRINCIPAL BEDROOM:** Enjoying a southerly aspect with uPVC window and door giving access to the large terrace offering a wonderful place to sit and enjoy the far reaching views towards the distant hills. A large walk in cupboard with hanging space and additional storage under the eaves. A further single built in cupboard with hanging and shelving space. There is a radiator, central ceiling light and T.V. point. A door opens to:-

**EN SUITE BATHROOM:** A contemporary white suite comprises a back to wall W.C., a pedestal basin with mixer tap and a double ended centre fill bath with waterfall tap. A uPVC window is arranged to the to the front. There is a built in storage cupboard, a radiator and a ceiling light.

**BEDROOM TWO:** With an attractive deep sill uPVC window giving wonderful views towards Backwell Church. Radiator, ceiling light, two large built in wardrobes - one double and one single.

**BEDROOM THREE:** Again, with a deep sill window allowing an outlook to the front, tall bespoke display shelving and access to the loft space via a loft ladder.





*Two views of the Principal Bedroom leading to the roof terrace and below Bedrooms 2 and 3*



**SPACIOUS FAMILY BATHROOM:** Another charming room comprising a white three piece suite with corner bath, pedestal wash hand basin and W.C, part tiled surround. Two uPVC windows give views over the countryside, towel radiator, built in shelving, central ceiling light.


On the second floor:

**BEDROOM FOUR:** A stunning double aspect room giving simply tremendous views. It would make a superb 'older child's' room or a wonderful guest suite. With uPVC windows to the side and front aspect, radiator, central ceiling light. T.V and telephone point. A large walk in cupboard in the corner of the room houses the hot water tank with a central ceiling light, shelving and hanging space and loft access. A further door from the bedroom leads to:

**EN SUITE SHOWER ROOM:** Having a large double walk in shower with thermostatically controlled shower unit, a back to wall W.C., pedestal wash hand basin with mixer tap, chrome towel radiator. uPVC window.

## Outside

Two five bar gates lead from the lane to the driveway of the house that provides parking for several cars. The double garage has an automatic metal up and over door and is fully insulated with Celotex insulation. There is a metal stairway at the back of the garage giving access to the superb balustraded roof terrace that faces south and west. Hidden away to the side of the garage there is the oil tank and a timber storage shed.

**Energy Performance Certificate** 

Use this document to:

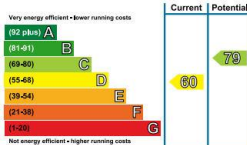
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,504
Over 3 years you could save	£ 2,742

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 258 over 3 years	You could save £ 2,742 over 3 years
Heating	£ 5,643 over 3 years	£ 3,204 over 3 years	
Hot Water	£ 504 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 6,504</b>	<b>£ 3,762</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,716
2 Floor Insulation	£800 - £1,200	£ 432
3 Low energy lighting for all fixed outlets	£45	£ 78

See page 3 for a full list of recommendations for this property.

To the side of the kitchen is a secluded patio area enclosed by a low wall with further views across the brook to the farmland beyond rising up to Lodge Lane.

Established trees, hedges and shrubs surround the garden, including a Fig and Crab Apple. There are two extensive lawn areas, one to the front of the house bounded by a wicket fence, the second to the side, both of which enjoy day long sunshine in this warm south and west facing position. At the side of the lawn to the west of the house a large and substantial (4m x 4m) outbuilding with pitched roof and rendered walls can be found giving additional secure storage. In addition to this part of the garden there is an extra piece of land, currently not cultivated and so providing a lovely area to develop further.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement of extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons

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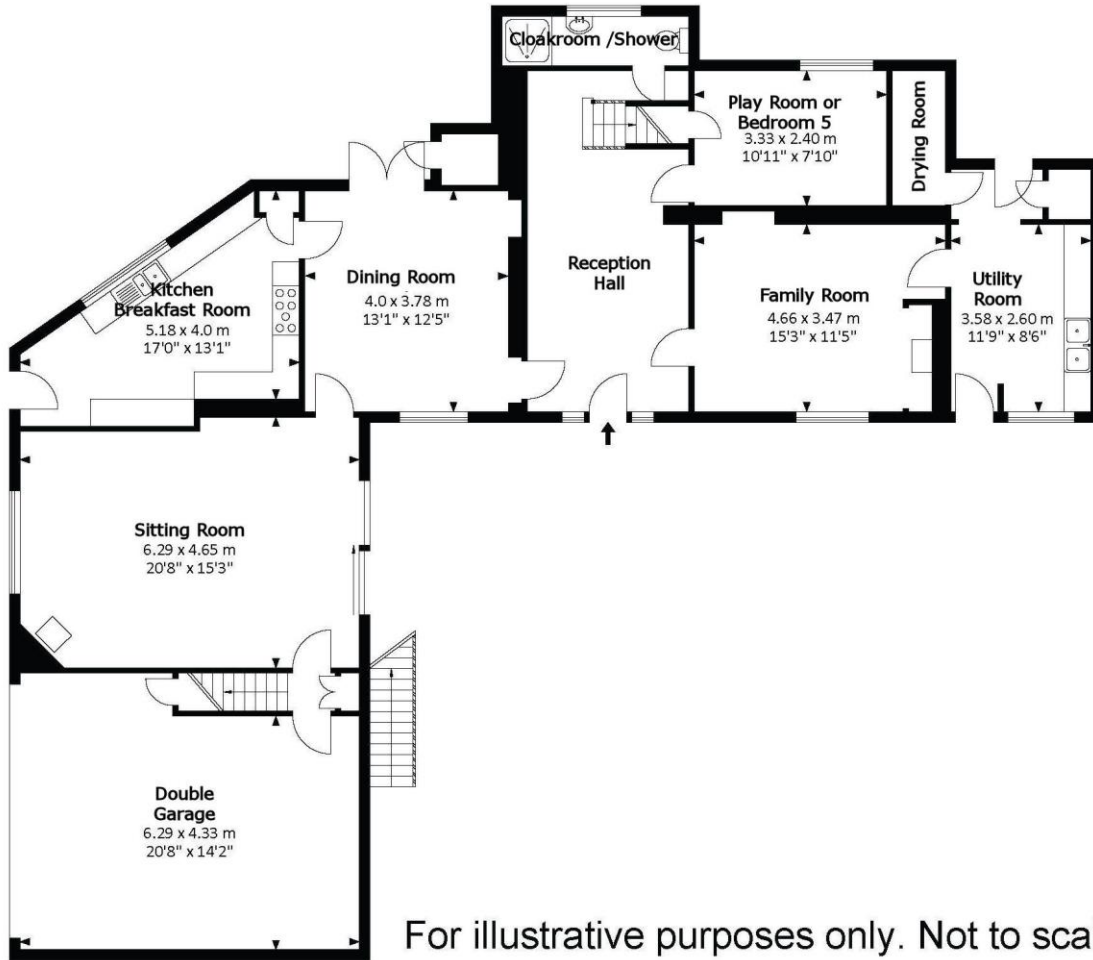




**VIEWING:** Only by appointment with the Sole Agents **HENSONS**. Telephone 01275 810030(7 days a week)

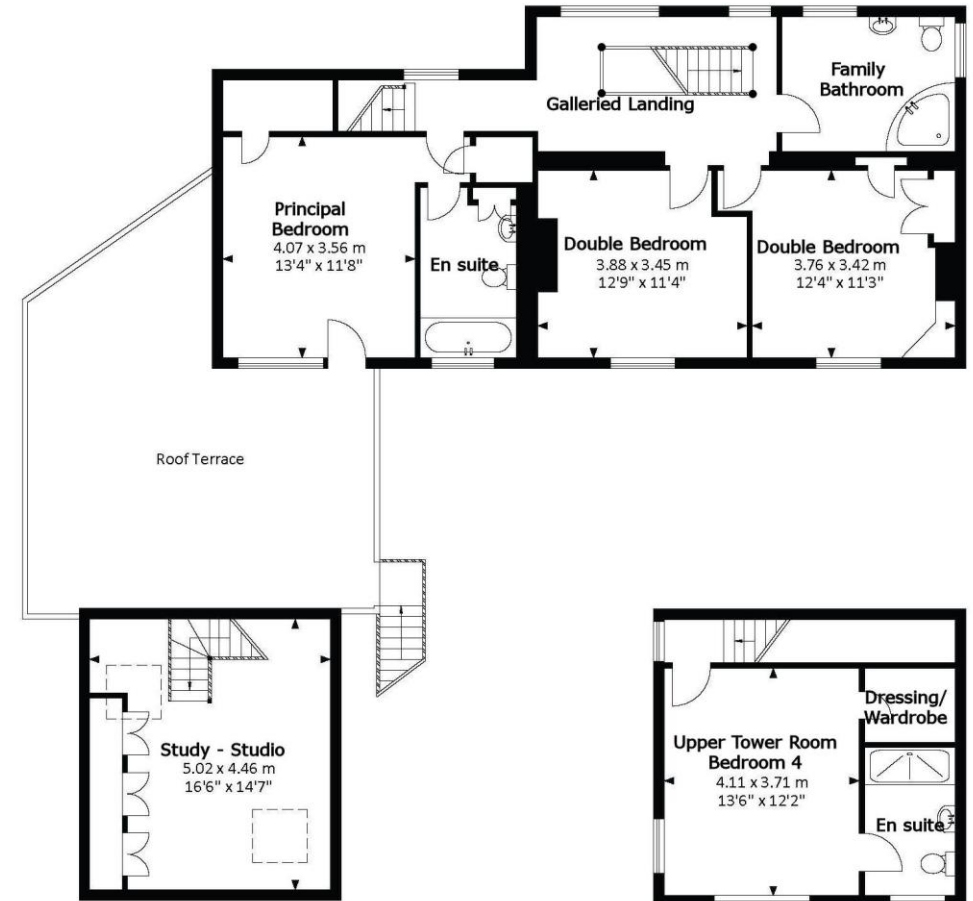
**Our West Country Property Exhibition in London.** See this property featured in our next West Country Property Exhibition at our Chelsea and Fulham office on – call us on 01275 810030 for further information.

Approx. Area 3106.10 Sq.Ft - 288.60 Sq.M (Total area includes garage)



For illustrative purposes only. Not to scale.

Ground Floor



First Floor

Second Floor



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