



Westleigh, Backwell

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SALES & LETTINGS

Westleigh, Meadow Close, Backwell

Guide Price Range £975,000 to £1,100,000

- Stunning Detached Period Home
- Extremely Secluded Position
- Level Plot in excess of 0.5 of an acre
- Triple Garage & Gated Private Driveway
- Bespoke High-Spec Open-Plan Kitchen/Dining/Family room
- Three Further Reception Rooms
- Utility/Boot Room & WC
- Four Generous Bedrooms
- Luxury Family Bathroom
- Excellent Schooling, village amenities and transport links close by

DESCRIPTION

This much loved, double-fronted, early Victorian home in its own grounds, has been beautifully maintained by the current owners. It is tucked-away in an extremely private position at the end of a no-through lane. Surrounded by local playing fields and countryside, it is a secluded spot within easy walking distance of the village and schools. The property has recently undergone substantial renovations, while conserving the period features and the outstanding character of this sublime family home. This spacious and airy residence benefits from many modern additions. It has double glazed sash windows, a pressurised hot water system, and new electrics throughout. It has also undergone significant roof works. The large bay sash windows to the front of the property, 15ft ceilings, stripped original floor-boards and ornate cornicing ensure that each room reflects the scale and style that is synonymous with this build period.

The accommodation is entered via a pitched roof porch and an extremely spacious hallway with beautiful lime washed tumbled oak flooring that extends through to the kitchen and family room. There are three reception rooms off the hallway including an elegant sitting room, which opens onto a snug. The snug can be separated from the main sitting room by large concertina style doors. Both rooms have working fireplaces, one with a wood burner and the other an open fireplace. A further reception room currently used as a study benefits from a large bay front window, but could be used as a games room or family room.

The most sensational room in the house however, is the open plan kitchen/dining room. With panoramic views of the garden, it features a bespoke kitchen hand made by a local cabinet maker, with a vaulted ceiling and exposed stonework. This leads into a family room with delightful large picture window over-looking the garden. The space is warmed by central heating, an Aga and a woodburner. There are a range of bi-fold doors and patio doors that open out onto the garden and seating area offering a real sense of the outdoors to every elevation. There is also a ground floor WC and large, practical utility/boot room. The grand staircase leads to the first floor which offers four very generous bedrooms with views over the gardens and the borrowed landscape of surrounding playing

fields and countryside. There is also a luxury family bathroom which has been expertly appointed. Finally there is access to a large loft space measuring c10m x 8.6m, which offers further potential for conversion.

OUTSIDE

Approached via a five-bar gate, this extremely private level plot of more than 0.5 acres is enclosed by fencing and mature hedging with a stone wall to the rear. The large private driveway allows secure parking for several vehicles with the continuation of the drive to the side of the property leading to a triple garage with one double and one single up and over door with power and light. The gardens have been well-maintained and landscaped to include a large patio area off the kitchen/dining/family room which is ideal for outdoor dining and entertaining surrounded by large garden pond and rockery leading onto a large expanse of level lawn with a summer house and two garden sheds. The generous lawn continues to wrap around the property to the side which is divided by a large beech hedge with feature archways giving it the sense of a secret garden with a level lawn. The garden is full of colour with a variety of trees and bushes dotted around the plot including a large Cherry Blossom, a magnolia grandiflora, Japanese Acer plus a range of fruit trees including cherry, pear, damson and three apple. Throughout the months of May and August the house is beautifully draped in Wisteria, and during the autumn it is wrapped in the bright red hues of virginia creeper.

SITUATION

Backwell is located just c7 miles from Bristol City Centre and is an active village community with excellent facilities, both the junior and comprehensive schools enjoy an excellent reputation, there are good Sports facilities and shops and the Nailsea & Backwell station provides easy rail links to Bristol Temple Meads (approx. 10 minutes) Bath and London, Paddington (circa 2 hours). Bristol International Airport is also nearby with national and international flights whilst the motorway network is accessible at either junction 20 or 21 of the M5. Nearby Nailsea offers a large Tesco and Waitrose. The plenty of opportunity for country pursuits such as walking, riding, wildlife and the enjoyment of local beauty spots.

HALLWAY

Spacious and welcoming hallway with lime-washed tumbled oak block-flooring, open under-stairs storage space, stairs to first floor and cupboard housing modern RCD electric circuit board.

SITTING ROOM

Large bay window to front, stripped wooden floor-boards with full underfloor insulation, window to side, wood burning stove with granite hearth and marble surround, large squared arch way with opening doors lead to:

SNUG

Cast iron open fireplace with marble surround and granite hearth, stripped wooden floor-boards, window to rear, recessed shelving and storage, door returns to hallway

STUDY

Large bay window to front, stripped wooden floor-boards, coal effect gas fireplace

KITCHEN/DINING/FAMILY ROOM

A stunning room with vaulted ceiling and exposed stonework. A range of soft grey bespoke hand-made, base units are covered with a Pietra Cardosa unpolished limestone worktop and splash-backs with a Belfast sink featuring pewter Perrin & Rowe bib taps plus built-in larder cupboard. Integrated appliances include a double drawer Fisher and Paykel dishwasher, dual control 5 oven gas fired Aga including an electric induction hob module. There is space for large American-style fridge/freezer and the flooring is lime-washed tumbled oak block-flooring. There are two sets of opening doors to side opening to private patio, plus two additional windows to side and four velux windows to side. The kitchen opens into the family room with large seating area and large circular Hwam contemporary wood-burning stove with limestone hearth. Further seating is provided with built-in window bench with log-store underneath, with an integrated TV cabinet reclaimed from a school. There is a large picture window to the rear, a set of bi-fold doors to side opening to patio area with further window to side.

INNER HALLWAY

Off the main hallway, an inner corridor leads to a useful side entrance door which has open access to:

UTILITY / BOOT ROOM

A range of traditional base units with double Belfast sink and mixer tap, with space and plumbing for washing machine and tumble dryer, tongue and groove panelled walls, Italian encaustic hexagonal floor tiles, large walk-in storage cupboard with floor-standing pressurised water cylinder, part-glazed door to:

WC CLOAKROOM

WC, wall-hung basin with taps, Italian encaustic hexagonal floor tiles, part-tiled walls, opaque window to side.

FIRST FLOOR ACCOMMODATION LANDING

Sash window to front, linen cupboard, ceiling hatch accessing loft space.

MASTER BEDROOM

Bay window to front, stripped wood floor-boards

BEDROOM TWO

Bay window to front, with feature fireplace with tiled hearth. An antique washstand which has been adapted include a contemporary circular countertop basin with mixer tap with granite worktop

BEDROOM THREE

Feature fireplace with tiled hearth, window to rear with open views

BEDROOM FOUR

Stripped wooden floor-boards, feature fireplace with tiled hearth, window to rear, window to side with open views

FAMILY BATHROOM

A contemporary wet-room complete with with fixed glazed panel, over-head rain shower and recessed shelving, wall-hung WC with concealed cistern, wall-hung basin and mixer, stone resin freestanding contemporary bath with wall-mounted taps, hexagonal floor tiles, part-tiled walls, window to rear



Approx. Area 3063.30 Sq.Ft - 284.60 Sq.M (Total area includes garage)



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.
Floor plan produced by Westcountry EPC.

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