

Ropewalk Cottage, 77-79 West Town Road Backwell BS48 3BH Offers In The Region Of £700,000

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RESIDENTIAL SALES





PROPERTY TYPE  
Detached cottage



HOW BIG  
2195 sq ft incl. Outbuilding



BEDROOMS  
3/4



RECEPTION ROOMS  
3



BATHROOMS  
2/3



WARMTH  
Gas central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
Exempt



COUNCIL TAX BAND  
D

Offers are invited on this beautiful 17th-century Grade II listed cottage that is bursting with charm and character, situated in the highly regarded village of Backwell - Ropewalk Cottage is believed to be one of the oldest properties in the village and has been utilised for a variety of purposes throughout its history. Originally believed to have been a farmhand's cottage, with evidence of animal stalls and an original stable door, and in the twentieth century it became a family run newsagent and shop, until it became a stunning residence.

This unique property has been lovingly maintained by the current owner with many rooms still displaying period features, with exposed beams and feature fireplaces. The sitting room has a paved stone floor and impressive inglenook fireplace, complete with the original bread oven, and shutters to the window.

A concealed dogleg staircase rises to the first floor, whilst another door provides access to the dual aspect dining room, with its beautiful parquet flooring and fireplace with a log burning stove. Another door leads to the former stables and shop, and is now used as a family room. The kitchen is well appointed with timber and stainless steel fittings and benefits from a separate utility room with wc, that could easily be converted to a bathroom, if the family room was to be needed as a bedroom.

The first floor landing provides access to three double bedrooms and family bathroom with a large walk-in shower. The landing reveals clear evidence of the interesting timber construction for the original thatched roof. The principal bedroom has ensuite bathroom facilities with a lovely countryside view. Exposed beams can also be found in bedrooms two and three, and historic wood panelling is also present in the bathroom.

Outside, the rear garden is just as charming and intriguing as the cottage itself. Lovingly created by the current vendor to be a wildlife garden, in order to attract an array of birds and insects into this private, south-facing part walled garden. An amazing array of mature trees, shrubs, bushes and flowers, provide a selection of areas to unwind and lose yourself on summer afternoons and evenings. Towards the rear of the garden are a number of fruit trees, planted vegetables, and raspberries.

An old barn outbuilding and coal shed has been cleverly converted, to provide an additional space to utilise as either a home office, occasional bedroom or potential revenue income as it has power, drainage, plumbing connected and recently approved planning permission to further extend (22/P/2905/FUH). Double gates provide access to the front of the property, where you will find parking for three to four vehicles, and has the added benefit of an electric charging point.

Ropewalk Cottage is situated close to the heart of the village, with many countryside walks on the doorstep and within walking distance to all amenities that Backwell has to offer, including frequent buses to Bristol and a train station with direct links to Bristol, Bath, London and the West Country, infant, junior and secondary schools, post office and leisure centre.







## DETACHED 17TH CENTURY COTTAGE IN THE HIGHLY REGARDED VILLAGE OF BACKWELL



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

Glorious walks at nearby Backwell Lake

Level Access to Backwell's village amenities

Highly regarded Backwell Secondary School and Sixth Form

Cosy local Public Houses

St Andrew's Church

Mainline railway station

Easy access to Bristol city centre and M5 motorway network

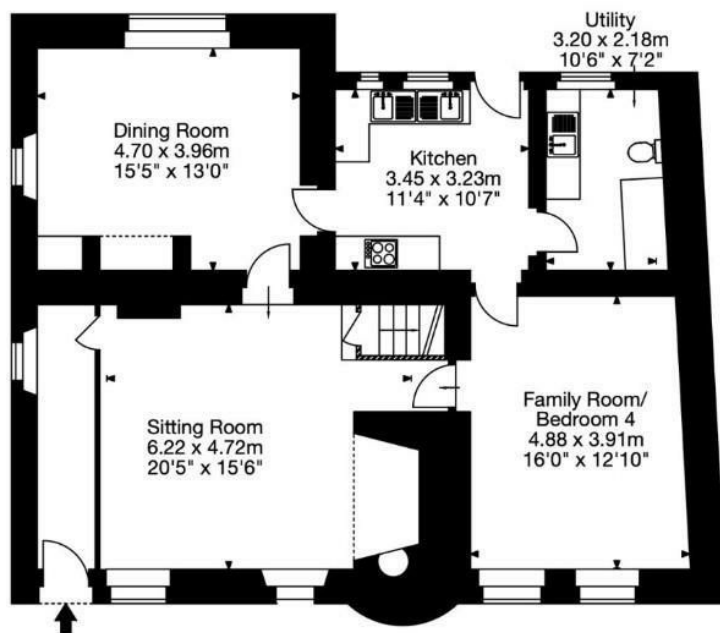


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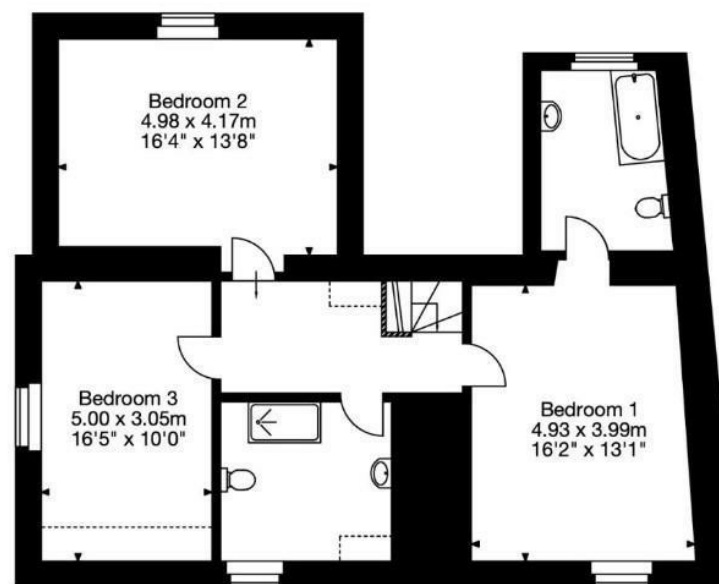




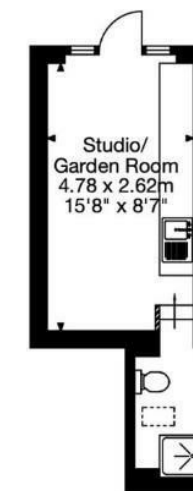
Ropewalk Cottage,  
 77-79 West Town Road,  
 Backwell,  
 Bristol BS48 3BH  
 Main House  
 2025 Sq Ft - 188 Sq M  
 Outbuilding  
 170 Sq Ft - 15 Sq M  
 Total Area  
 2195 Sq Ft - 203 Sq M



Ground Floor



First Floor



Outbuilding

Capture Property Marketing 2022. Drawn to RICS guidelines.  
 All Measurements are approximate and should not be relied on as a statement of fact.  
 Plan is for illustration purposes only. Not drawn to scale.



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