

Robin Hill  
Main Road, Brockley, BS48 3BB



debbie fortune



# Robin Hill Main Road Brockley BS48 3BB

Occupying a delightful elevated position backing onto Chelvey Batch, is Robin Hill, an attractive detached family home set in generous garden's and enjoying superb countryside views.

- Handsome detached family home
- Large and established garden to the rear
- Huge potential to extend and improve  
(subject to permissions)
- Three double bedrooms
- Plenty of parking plus garage
- Conservatory and outside utility/store
- Backwell School Catchment
- No onward chain

Price £500,000

## DESCRIPTION

Having been in our current owner's possession for some 40 plus years this much loved and cherished home is now in need of moderate updating and offers buyers the opportunity to create their own superb bespoke residence.

Approached via a gently sloping drive, there is ample parking for a number of vehicles and a lovely well-tended front lawn. On entering the property you get an immediate sense of natural light and huge potential, the dual aspect sitting room features a lovely feature stone fireplace and leads to a good sized Conservatory which overlooks the rear garden. There is a separate dining room perfect for more formal dinner parties and a generous galley style kitchen, with a little work these two rooms could be combined to create a wonderful open plan kitchen/diner with further potential to extend out to the rear.

On the first floor are the three double bedrooms which share use of family bathroom. All three of the bedrooms benefit from fitted wardrobes whilst the third also has plenty of space for free standing furniture. The master bedroom enjoys superb views out over the local countryside and benefits from excellent light from the dual aspect windows.

Outside there is a useful store/utility room with a w.c and plumbing for the washing machine, with potential to be used as a hobby room, there is also a good sized garden with garage doors to both the front and rear.

The Garden is both generous and mature and enjoys established well planted borders giving it an excellent degree of privacy. A large sweeping lawn rises gently away from the house whilst a patio area provides the ideal space for outside entertaining. Beyond the initial garden a second area of lawn provides potential for a vegetable garden for those who enjoy cultivating their own produce.

## DIRECTIONS

Leaving Backwell on the A370 in the direction of Congresbury/Cleeve, continue about a mile to Brockley and you will find Robin Hill on the left hand side just after the turning for Chelvey Batch.

## SITUATION

Brockley is a picturesque hamlet in this most sought after country location, approximately eight miles south west of Bristol, a perfect rural idyll for riding, walking and other country pursuits. Nearby Brockley Combe is a rocky wooded hollow flanked by hills and was a favourite resort of the poet Coleridge. There is a small medieval church, St Nicholas', dating to the 12th century where there is a very fine pew in the south transept for use by the Pigott family. The Pigott family 'enclosure' even had a separate entrance and a fireplace for comfort. Brockley Stores on the A370 brings you world class quality local produce, with nearby villages Nailsea, Yatton, and Backwell offering excellent amenities including shops, sports facilities as well as popular junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables; and secondary school, Backwell School, consistently features high in the league tables for GCSE results, and recognised as one of the best state schools in North Somerset. Transport links include a direct rail line at Backwell & Nailsea Station, to London via Bristol, and easy access to the motorway network from the nearby M5. Bristol International Airport at Lulsgate is 8 minutes away by road and serves both domestic and international routes, and is one of EasyJet's hub airports.

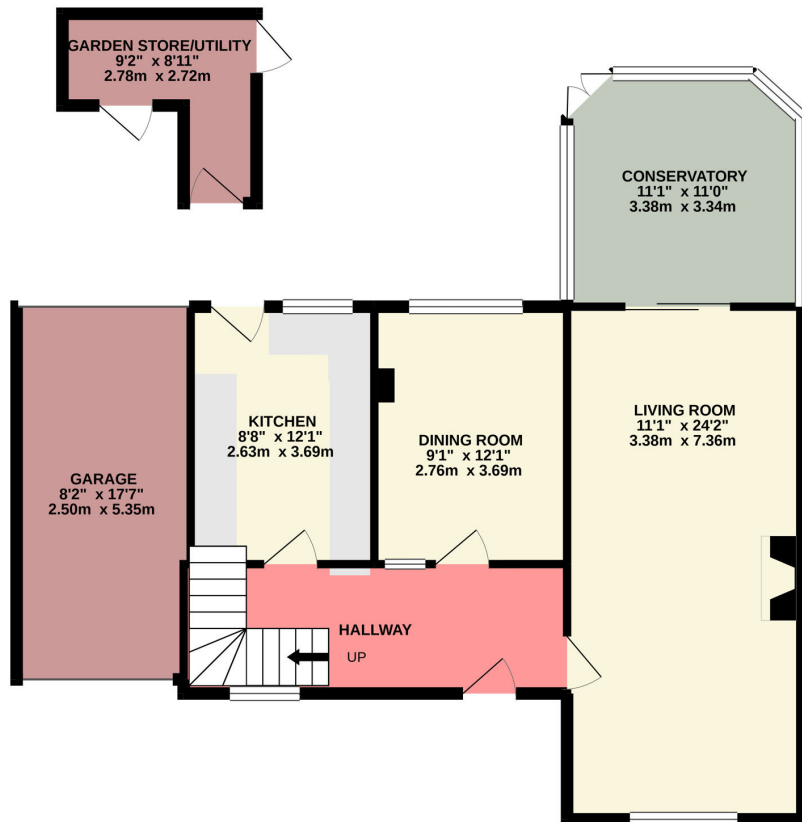
**We have noticed ...** This well proportioned family home offers exceptional scope and yet you can move in straight away, the beautiful landscaped garden is perfect for those with green fingers, whilst the benefit of the amenities of nearby Backwell and Backwell school are a huge added benefit.

EPC rating E

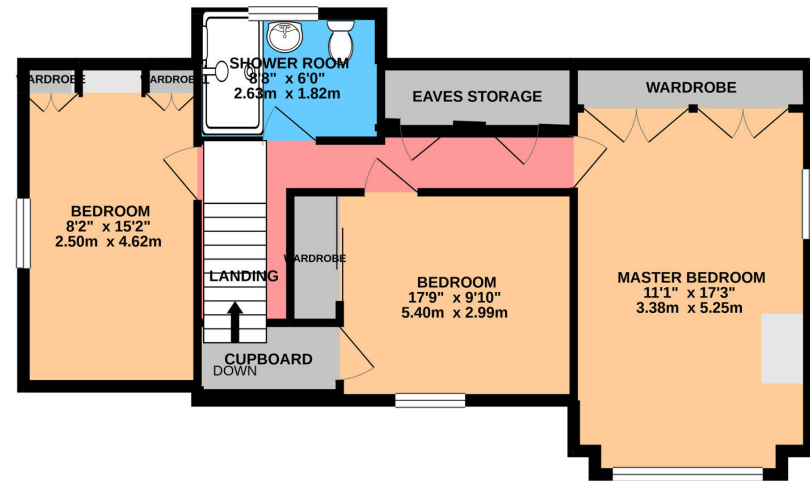


## Floor Plan

**GROUND FLOOR**  
898 sq.ft. (83.4 sq.m.) approx.



**1ST FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.5 sq.m.) approx.

debbie fortune ESTATE AGENTS

2-4 Dark Lane, Backwell,  
Bristol BS48 3NP

Tel 01275 406880 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)





