

Family Bathroom



Tiled and fitted with a white suite comprising; large shower unit with thermostatic rainfall shower, bath with mixer tap and thermostatic handheld shower. Low level close coupled wc and pedestal hand wash basin. Heated towel rail, tiled flooring and UPVC double glazed window to the front.

Large Outbuilding

36'1" x 12'11" (11.00m x 3.94m)
Block built under a baton, felt and tiled roof and accessed via double wooden door.

External Games Room

17'1" x 14'0" (5.23m x 4.29m)
Power and Lighting connected. UPVC double glazed window and French doors to the rear.

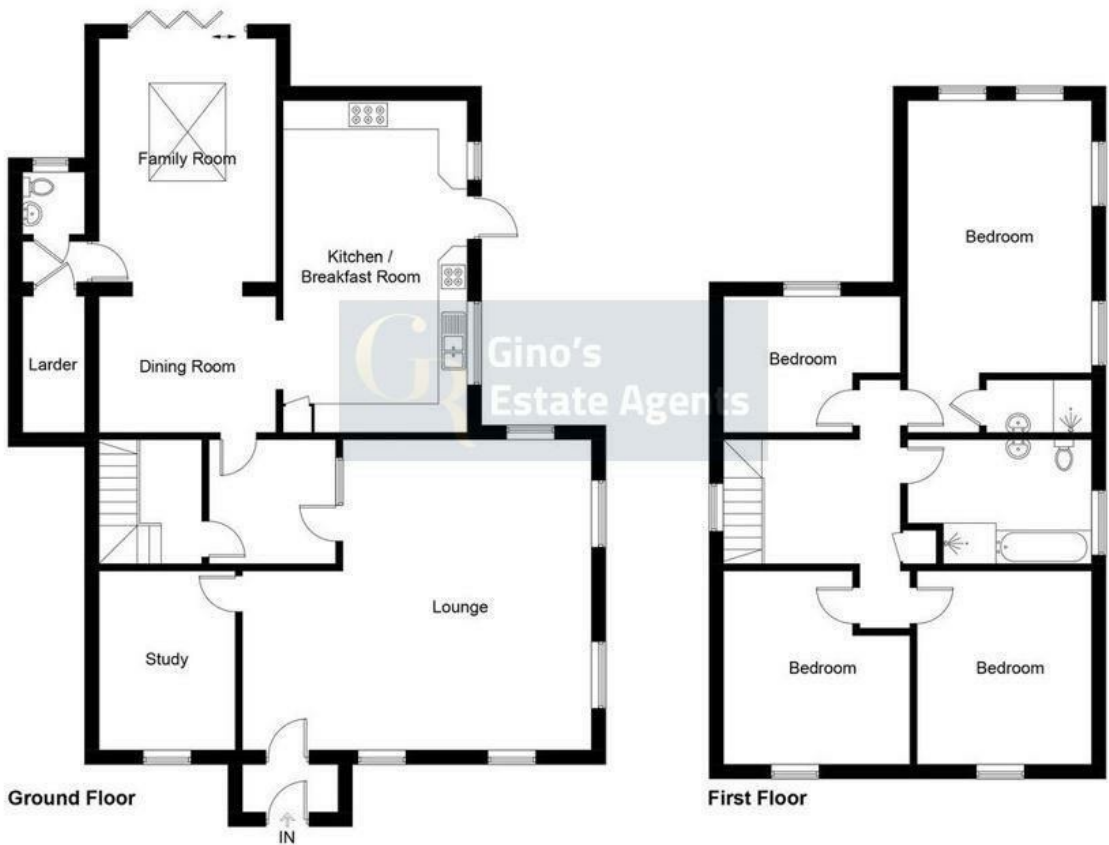
Rear Garden

Fully enclosed by timber panel fencing and stone wall with inset arch shaped gateway to the front. The generous sized garden is laid to paved patio and level lawn with well stocked borders. A section of the fencing is slatted to allow an open view over the surrounding countryside. There is an al fresco cooking area with a pizza oven, bbq and preparation surface. Access to the external games room.

Front Garden

Entered via wooden five bar gate, the extensive frontage is fully enclosed by timber panel fencing and natural hedging. The area is laid to gravel with floral and shrub borders. There is access to the outbuilding and gated access to the rear garden.

Approximate Gross Internal Area = 229.6 sq m / 2471 sq ft



Tenure: Freehold

Floor area: 2471.00 sq ft

Tax Band: E

Local Authority: North Somerset

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Box Cottage Backwell Common, Backwell, North Somerset, BS48 3AE

£899,995

A charming, double frontage, 4 Bedroom semi detached Cottage, dating back to circa 1750, steeped in history and with an abundance of character. Extended and updated by our current sellers, the property boasts generous sized accommodation, in excess of 2400sq ft, and offers the perfect balance of charm of rural charm and convenience, with its picturesque countryside setting. Occupying a glorious spot on Backwell Common, which offers tranquillity without isolation, this spacious family home sits on a good sized plot with far reaching views over the surrounding countryside and is ideally placed, for easy access to the highly regarded local schools, the mainline train station and numerous country walks. In brief, the layout comprises: Entrance Hall, Lounge, Snug, Kitchen/Dining/Family Room with lantern atrium and bi folding doors, Boot Room and Cloakroom. On the first floor there are four Bedrooms, an En Suite Shower Room and a Family Bathroom. Externally, there is a gravelled driveway for numerous vehicles, a lawed rear garden along with a secure block built outbuilding under a tiled roof, which offers ample storage space or the potential to convert to an annex, subject to relevant planning permissions, and a Games Room. EPC rating - F.

Entrance Hall



Entered via wooden door. Tiled flooring. Door to the Lounge.

Lounge

23'7" x 20'6" (7.21m x 6.25m)



A lovely sized, triple aspect room with five UPVC double glazed windows to the front, side and rear. Feature multi fuel burner with Slate hearth. Wood effect tiled floor, original Oak beams, Two radiators and door to the Snug and Inner Hall.

Study

12'2" x 9'4" (3.73m x 2.87m)



UPVC double glazed window to front. Feature original Oak beams and exposed stone walls with inset fireplace. Engineered Oak flooring and radiator.

Inner Hall

Door to staircase which rises to first floor accommodation with useful storage under. Door to the Kitchen/Breakfast Room.

Kitchen/Breakfast Room

22'4" x 12'7" (6.81m x 3.84m)



Fitted with a generous range of wall and base units with solid woodblock work surfaces over. Inset ceramic double sink and drainer with mixer tap and tiled splashbacks. Built in Aga and separate gas cooker. Integral fridge/freezer, fridge and dishwasher. Cupboard housing 'Worcester' combi boiler and tiled flooring. Two UPVC double glazed windows and door to the rear. Opening to the Dining Area.

Dining Area

12'5" x 9'3" (3.81m x 2.84m)



Space for a table. Tiled flooring, radiator and opening to the Family Room.

Family Room

18'9" x 9'4" (5.72m" x 2.84m")



What a fabulous addition to the property, with UPVC double glazed bi folding doors to the rear, a large lantern roof light and a wood burning stove. Door to the Boot Room.

Utility/Store Room

Space and plumbing for an automatic washing machine. Storage space and door to Larder providing additional storage and a further door to the Cloakroom.

Cloakroom

Fitted with a suite comprising: Concealed low level wc and vanity unit with inset wash hand basin. Tiled flooring. UPVC double glazed frosted window to the rear.

First Floor Landing

Doors to all Bedrooms, airing cupboard and Family Bathroom. Access to the loft. Feature stone walls and original oak beams.

Principal Suite

22'8" x 12'9" (6.93m x 3.89m)



A fabulous space! This cracking room has dual aspect UPVC double glazed windows to the front and side. Radiator. Door to the En-Suite Shower Room.

En-Suite Shower Room



Fitted with a white suite comprising; Large shower unit with electric shower and handwash basin with mixer taps. Tiled flooring and extractor fan.

Bedroom Two

13'3" x 12'9" (4.04m x 3.91m)



UPVC double glazed window to the front. Radiator.

Bedroom Three

13'3" x 10'11" (4.04m x 3.33m)



UPVC double glazed window to the side. Radiator.

Bedroom 4

12'7" x 9'6" (3.84m x 2.90m)



UPVC double glazed window to the rear. Radiator.