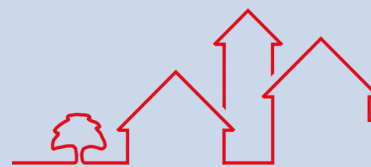




The Caves Downside Road, Backwell

Guide Price £875,000



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The Caves Downside Road

Backwell, Bristol

The Caves on Downside Road is a remarkable 4-bedroom detached house set within circa 2.5 acres of enchanting gardens.

This charming stone-built cottage greets you with an entrance porch, perfect for those dirty boots, and an oak front door leading to the hall with quarry tiles. To the left is a cosy lounge with a log burner and dual-aspect windows, ideal for winter nights. The current owners also have a dining table in the lounge, offering flexible options for eating. Adjacent to this room is the sitting room, which sets the tone for the gardens, offering plenty of light and French doors that open onto a patio with views down the lawn and gardens on either side.

There is an additional reception room, currently used as an office but equally suitable as a playroom or hobby room. The kitchen is charming with quarry tiles, an Aga stove, a good size walk-in pantry and space for dining. Off the kitchen is a utility room with a lovely veranda set up with two chairs, perfect for enjoying morning tea, and a useful downstairs WC.

The upstairs landing provides access to the main bedroom with wood beams, an en-suite, and fantastic views of the gardens. There are two further double bedrooms and a good-sized single bedroom. All of the bedrooms have ample storage space. Additionally, there is a study which could be converted into a wonderful walk-in dressing room. The property is full of character, featuring high vaulted ceilings, wood beams, and plenty of light. There is also a family bathroom.

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Externally, this rare gem is a showstopper. Gates bring you into the drive, with a path leading to the front of the house and side access. The cottage walls are graced with mature wisteria, climbing hydrangeas, roses, and clematis. The well-manicured front garden features a lawn and a path that leads to the wonderland beyond.

A large woodland garden, 2.5 acres, with a variety of hardy plants and flowers throughout the seasons. Snowdrops, hellebores, and early bulbs bloom in springtime, followed by full borders of hardy geraniums, unusual shrubs, and trees. Paths led to a pond and an incredible selection of plants. You'll pass the cave, which was used as an air raid shelter during the Second World War. You can wander through the gardens and explore Mother Nature. Gates open to further gardens and numerous vegetable patches. Autumn is colourful in the woodland, thanks to Acers and fine specimen trees. The garden supports a wide range of birds. Steps lead to the summer house and patio, and there is further access to the double garage with an inspection pit and electric doors. There is a greenhouse behind the garage, parking at the front, and another garage used as a store.

This property offers a blend of charm and natural beauty, making it a truly unique and desirable home. The good news is that the current owners have found their next property, which helps alleviate uncertainty for the next buyers.



Vestibule

Hall

Lounge

20' 0" x 12' 6" (6.10m x 3.80m)

Sitting Room

15' 5" x 16' 5" (4.70m x 5.00m)

Reception

9' 2" x 16' 5" (2.80m x 5.00m)

Kitchen/Diner

20' 0" x 12' 2" (6.10m x 3.70m)

Utility

9' 10" x 6' 7" (3.00m x 2.00m)

Wc

2' 7" x 6' 7" (0.80m x 2.00m)

Landing

10' 2" x 8' 10" (3.10m x 2.70m)

Bedroom 1

15' 5" x 15' 5" (4.70m x 4.70m)

En-suite

11' 10" x 4' 11" (3.60m x 1.50m)

Bedroom 2

10' 6" x 14' 9" (3.20m x 4.50m)

Bedroom 3

10' 6" x 14' 9" (3.20m x 4.50m)

Bedroom 4

9' 2" x 12' 10" (2.80m x 3.90m)

Study

8' 10" x 11' 6" (2.70m x 3.50m)

Bathroom

8' 10" x 9' 2" (2.70m x 2.80m)







Front Garden

Rear Garden

Summer house

Garage/Store

Double garage

2 Parking Spaces

Off street

4 Parking Spaces

Backwell:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

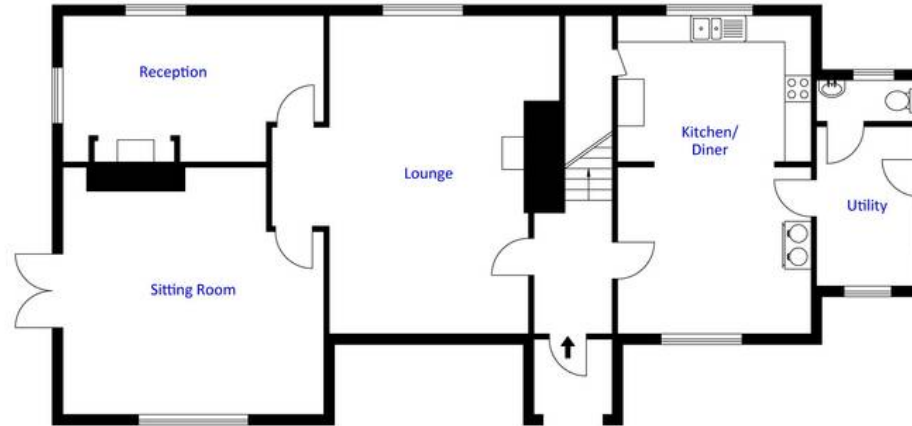
EPC Environmental Impact Rating: G



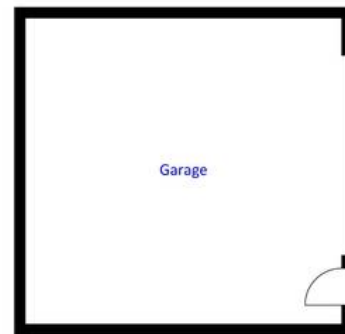


The Caves, Backwell

Approx. Gross Internal Area
2509.9 Sq.Ft - 233.2 Sq.M
(Total area includes garage)



Ground Floor



First Floor

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.



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