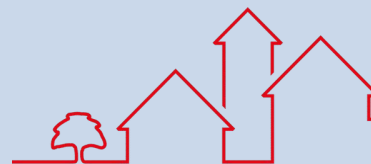




22 Dark Lane, Backwell

Guide Price **£995,000**



Parker's

Estate Agents & Property Lettings



22 Dark Lane

Backwell, Bristol

This impressive and spacious detached house was built and remodelled from a small bungalow by the current owners just over 20 years ago to create what is now an utterly unique property with spacious and versatile accommodation. From its exterior you cannot appreciate the pure size and Tardis like interior that awaits you.

Upon entering the property, you are greeted with a capacious galleried reception hall spanning almost 16 metres in length and from which all the main reception rooms can be accessed.

The whole of the rear of the house overlooks the rear garden and benefits from large windows to maximise the light and sunshine. This space is dedicated to open plan living and the kitchen includes a range of integrated appliances with the family dining area seamlessly flowing into the lounge.

Further rooms accessible from the hallway include a Snug with feature fireplace, a second sitting room currently used as a playroom, two additional downstairs bedrooms, wet room and an office. The highly versatile layout could make the property ideal dual occupation or for larger families alike.

For added convenience the utility room and additional WC are located close by with a door opening onto the covered storage area to the side of the house.

22 Dark Lane

Backwell, Bristol

From the hallway a large imposing staircase ascends with the upstairs accommodation equally as impressive. The galleried landing complete with velux windows help bring a light and bright feel.

The principal bedroom has delightful views over the rear garden with a walk-in dressing area and the contemporary ensuite includes both a walk-in shower and separate bath. A perfect place to relax after the hustle and bustle of daily life.

The three further well proportioned bedrooms and family shower room are situated on the opposite side of the house, with the second bedroom to include an ensuite.

The property is double glazed and warmed throughout with gas and underfloor heating.

This property has to be viewed to truly appreciate its size and is just perfect for family life with flexible living accommodation and amazing entertaining space.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





Hallway

53' 5" x 10' 9" (16.29m x 3.28m)

Kitchen

22' 5" x 8' 2" (6.82m x 2.50m)

Dining Area

Lounge

23' 11" x 14' 4" (7.28m x 4.37m)

Snug

14' 4" x 11' 9" (4.36m x 3.58m)

Sitting Room/ Play Room

14' 0" x 14' 1" (4.26m x 4.30m)

Utility Room

10' 10" x 8' 6" (3.30m x 2.60m)

WC

4' 7" x 4' 3" (1.40m x 1.29m)

Wet Room

8' 6" x 5' 10" (2.60m x 1.79m)

Bedroom 5

10' 8" x 9' 6" (3.26m x 2.90m)

Bedroom 6

12' 1" x 9' 2" (3.69m x 2.79m)

Office/ Bedroom 7

11' 1" x 9' 7" (3.39m x 2.91m)





Bedroom 1

20' 3" x 12' 7" (6.16m x 3.83m)

Ensuite

10' 3" x 8' 5" (3.12m x 2.57m)

Dressing Room
12' 1" x 7' 9" (3.68m x 2.36m)

Bedroom 2

15' 4" x 9' 9" (4.67m x 2.97m)

Ensuite

8' 8" x 6' 1" (2.63m x 1.86m)

Bedroom 3

15' 4" x 9' 7" (4.68m x 2.92m)

Bedroom 4

13' 9" x 7' 9" (4.20m x 2.36m)

Shower Room

8' 8" x 7' 11" (2.63m x 2.42m)

Summerhouse/ Gym

16' 11" x 13' 1" (5.16m x 4.00m)

Home Office/ Bar

14' 8" x 8' 3" (4.46m x 2.52m)

Garden Shed

15' 0" x 8' 5" (4.57m x 2.57m)







Outside, the front of the property is screened from the road with a mature shrub hedge and has parking on the resin driveway for several vehicles including space for a motorhome/caravan. There is also a useful storage area to the side of the property. To the rear the garden is south-west facing and offers generous space for a various outdoor activities and has the benefit of a large patio area complete with bespoke barbeque/outside oven which is ideal for alfresco dining. The garden is mainly laid to lawn with some mature planting/ trees and includes a substantial outbuilding currently used as a gym with a further garden shed and bar area/ home office. A perfect spot to enjoy a sunny day or entertaining space for children and friends alike.

Car port

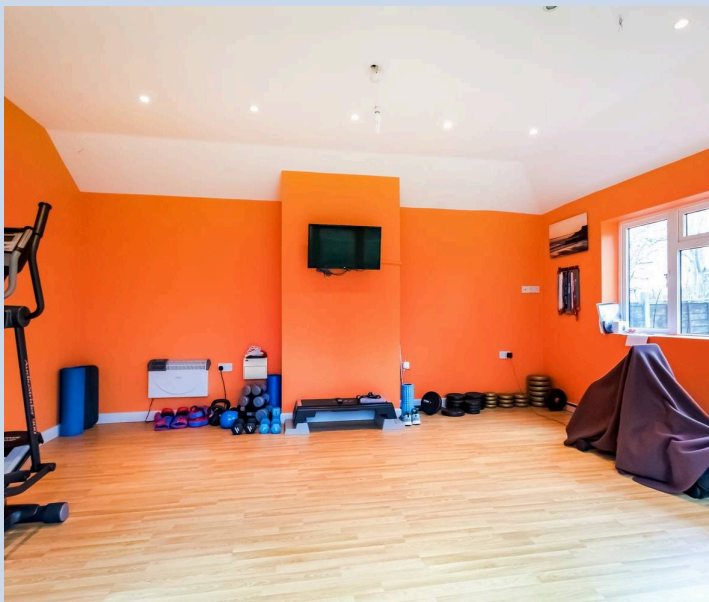
1 Parking Space

Driveway

4 Parking Spaces

Backwell:

Backwell Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.

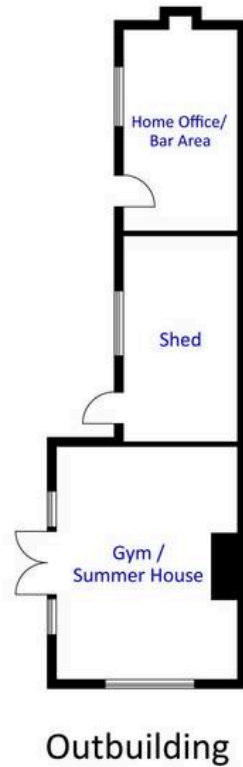


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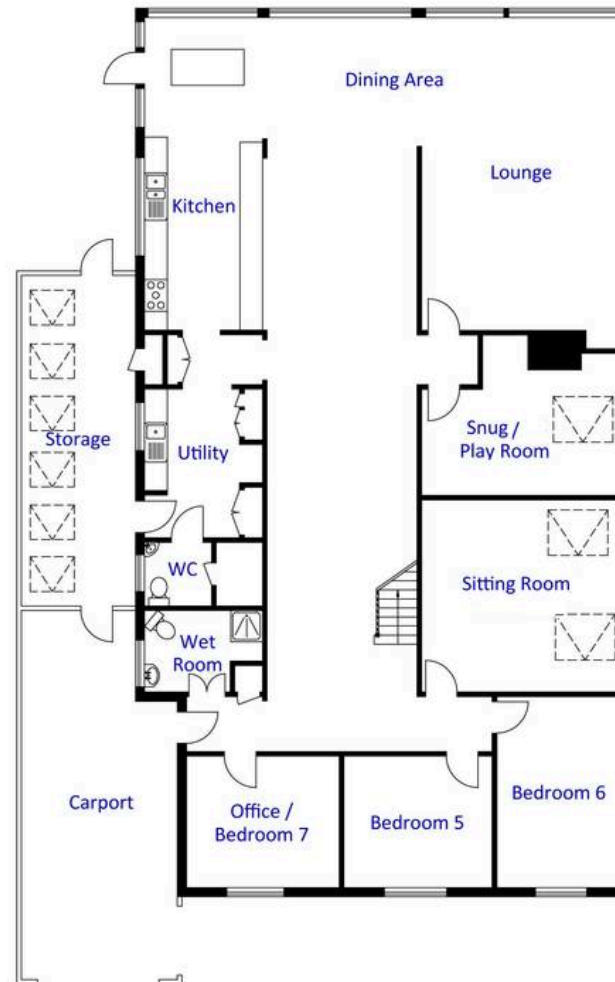
Approx. Gross Internal Area
3500.7 Sq.Ft - 325.3 Sq.M

Outbuilding Area
474.9 Sq.Ft - 44.1 Sq.M

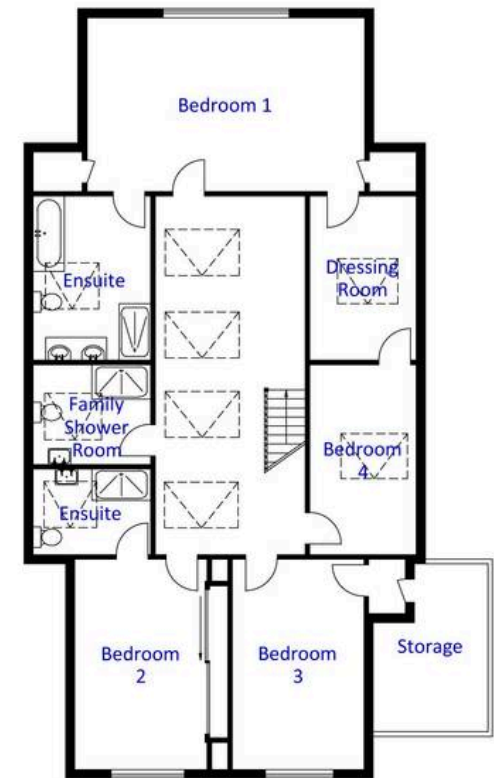
Total Area
3975.6 Sq.Ft - 369.4 Sq.M



Outbuilding



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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

