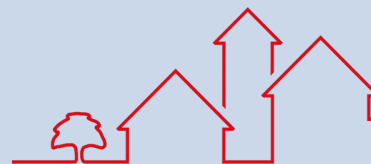




67 West Town Road, Backwell

Guide Price £620,000



Parker's

Estate Agents & Property Lettings



67 West Town Road

Backwell, Bristol

This marvellous 3-4 bedroom semi-detached cottage, is a true gem in the heart of Backwell. Once the bustling village post office, this property stands as a testament to the current owner's unwavering commitment to quality. Boasting a thoughtfully designed layout, this home comprises three generously sized bedrooms, with the main bedroom enjoying the added luxury of an en-suite wet room. Additionally, there is a family bathroom, providing convenience for the entire household.

As you step into the welcoming lounge, you'll be greeted by the warmth of an open fireplace, creating an inviting ambience perfect for gatherings and relaxation. The true heart of this home, however, lies in the stunning open-plan kitchen diner, complete with underfloor heating and top-of-the-line fittings. This space is a culinary enthusiast's dream, offering both style and functionality.

Beyond the interiors, the property offers convenience with access from both the front and rear, ensuring ease of movement. You'll also appreciate the ample parking available at both entrances.

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The garden is a haven of tranquillity, featuring a delightful covered seating area for al fresco enjoyment. For those with hobbies or storage needs, there is a garage, equipped with power and heating, which is a valuable asset. Above the garage, an annexe/additional guest room beckons, complete with its own en-suite shower room, offering flexibility for guests or creating a private sanctuary.

But that's not all - The Old Post Office also boasts solar panels that generate electricity and feed excess power back to the energy company, creating a small income for the homeowners while contributing to a sustainable future.

This is a rare opportunity to own a piece of history, beautifully transformed into a modern retreat with a focus on sustainability.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Hall

Lounge

14' 1" x 11' 6" (4.30m x 3.50m)

Kitchen/Diner

15' 5" x 20' 8" (4.70m x 6.30m)

Bedroom 1

12' 6" x 11' 6" (3.80m x 3.50m)

En-suite

4' 3" x 5' 7" (1.30m x 1.70m)

Bedroom 2

14' 1" x 9' 6" (4.30m x 2.90m)

Bedroom 3

11' 2" x 10' 2" (3.40m x 3.10m)

Bathroom

6' 7" x 7' 10" (2.00m x 2.40m)

Annexe/Bedroom 4

16' 9" x 11' 10" (5.10m x 3.60m)

Annexe En-suite

4' 3" x 5' 7" (1.30m x 1.70m)





FRONT GARDEN

REAR GARDEN

Off street

2 Parking Spaces

Off street

3 Parking Spaces

Garage

Single Garage

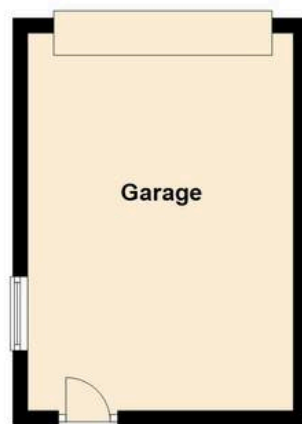
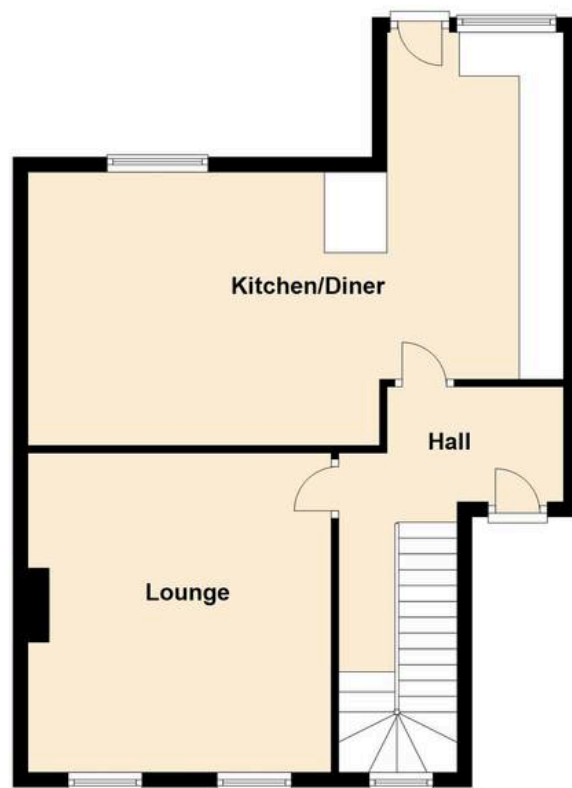


Backwell:

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.



Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

