



A very deceptive period house of great character offering extensive accommodation, good parking, a garage and outbuilding and a private sunny garden in this favoured village overlooking parkland.



**HENSONS**

PEOPLE & PROPERTY

## Elm Tree House, 61 West Town Road, Backwell, North Somerset BS48 3HG £600,000 - Freehold

This unique 4 bedroom detached character home, a former farmhouse gives no impression from the roadside of the space offered within and neither is there an indication of how far the property reaches in terms of its extensive drive beyond the gates at the side, the garage and adjoining hobbies room – workshop, the studio space and the charming private south facing garden.

The house overlooks the village park with the tennis club beyond and the property is well positioned within easy reach of the abundant range of amenities offered in the centre of this prime North Somerset village including the highly regarded schools.

Elm Tree House is understood to date from the 18<sup>th</sup> century with later additions that have created a spacious home enriched with many lovely period features. There are a pair of well proportioned reception rooms, a studio – playroom, a superb farmhouse style kitchen complete with a 4 oven Aga cooker and a conservatory beyond.

Historically the house once belonged to the village butcher, and it is understood that there is a covenant that excludes the property from being used as a butcher's shop in future. However, we do not think this restriction will inconvenience too many people as the house is far more appealing as a comfortable family home.





## The Village:

Backwell is arguably the most sought-after village in North Somerset with a wide variety of local amenities including doctors and dental surgeries and good schooling.

Local leisure prospects are similarly attractive and for the commuter, Backwell is very well placed with Bristol just 8 miles away. Junctions 19 and 20 of the M5 are also both within 8 miles and the main line railway station that is less than a 15-minute walk away, facilitates long distance commuting with direct trains to London – Paddington.

Between Backwell and neighbouring Nailsea there are a host of clubs and societies for all ages and interests with Swimming, Tennis, Badminton, Bowls, Ruby, Cricket, Croquet and Football to mention just a few of the sporting facilities available. There are Gyms in Nailsea and Backwell and a David Lloyd club just 5 miles away on the edge of Bristol. Town centre facilities are offered in Nailsea with a large Waitrose and Tesco supermarkets, independent and national retailers.

The property is located very close to parkland while the Sustrans cycle network is close by with access to Bristol and many other destinations. For more distant destinations, Bristol airport is under 6 miles away, but the village is not under any low-level flight paths.

## The Accommodation:

An entrance porch opens to the living room that immediately gives an impression of the superb space enhanced by the double aspect. There are French doors leading to the garden at the side and a pair of windows to the front are complete with original pine shutters. A feature fireplace has a granite hearth and the oak flooring adds to the overall traditional feel of the room.

The generous sitting room is an excellent second reception room adding enormously to the flexibility of the accommodation. There is a broad bay window allowing an outlook to the front and two further windows to the side. Oak flooring and an open fireplace with a local stone surround add to the cosy feel.

The farmhouse style kitchen with beamed ceiling oozes charm and offers plenty of space for dining while offering a very good range of fitted oak finish wall and floor cupboards.



A 4-oven gas fired Aga cooker has a partially exposed stone chimney breast above with a brick arch. There are extensive work surfaces with an inset ceramic sink, space for a dishwasher and an undercounter fridge and the outlook is over the garden to the rear.

The kitchen leads to the conservatory at the back of the house, a charming spot to sit and enjoy the pretty cottage garden.

From the kitchen there is an inner hall with a cloakroom WC and a utility room with plumbing for a washing machine, a tumble drier and further appliance space

The conservatory opens to both the garden and to a Studio – Playroom that has been used as an art studio with a high vaulted ceiling having a mezzanine loft and a door to the driveway at the side.

On the first floor the landing that is illuminated by a pair of sky lights opens to four very comfortable bedrooms and the family bathroom. Three of the bedrooms are double rooms and the fourth is a single room with an airing cupboard housing the hot water tank.

The family bathroom has a classic white suite comprising a corner bath, a separate quadrant shower enclosure, a pedestal wash hand basin and a low level WC with a deep built in linen cupboard and low sill window with window seat.

### Outside:

A block paved drive at the side of the house provides parking and leads from West Town Road to a pair of gates that open to a further section of block paved drive opening to a wide tarmac drive that provides further parking and turning space.

The **Garage** is arranged to one side and has a metal up and over door, light and power and an adjoining workshop – hobbies room.

Garden areas frame the drive, but the main garden is arranged to the side and rear of the house and is very secluded with lots of mature planting and a lovely decked area at the rear of the cottage with a patio door leading out from the conservatory.





### **Services & Outgoings:**

All main services are connected. Telephone connection. Gas fired central heating through radiators. Double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available. Council Tax Band E.

### **Energy Performance:**

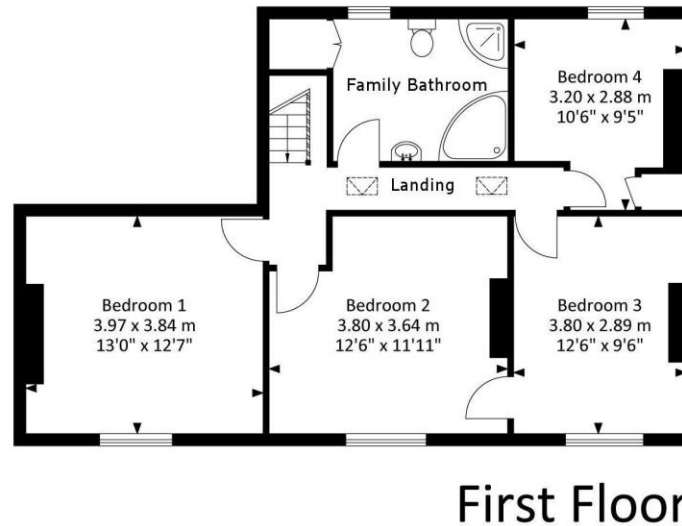
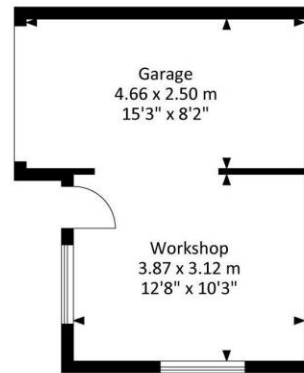
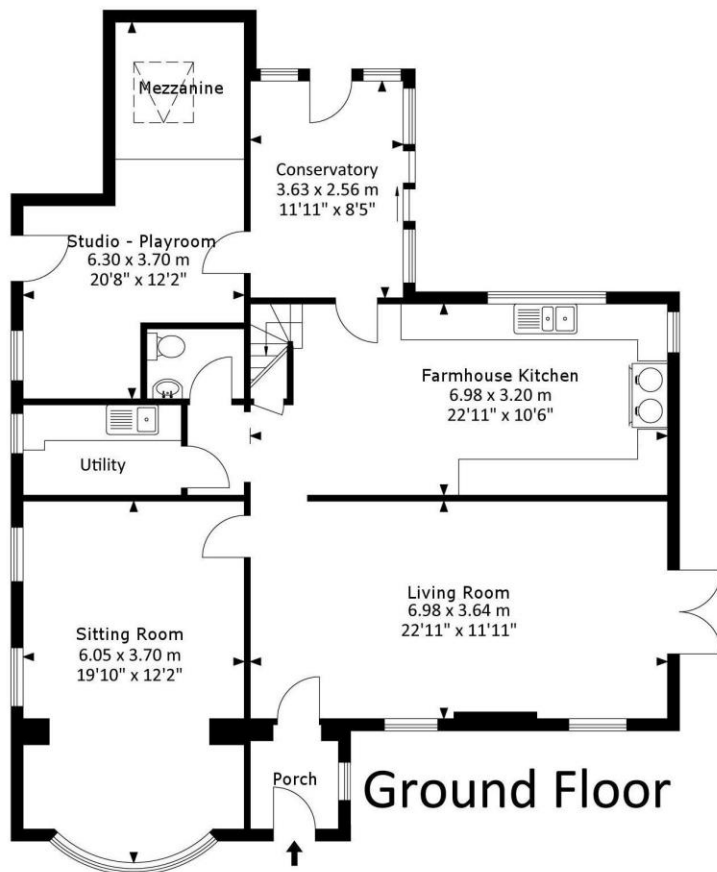
The house has been rated as band E-47 for energy performance. The full certificate is available on request by email at [info@hbe.co.uk](mailto:info@hbe.co.uk)

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