

A substantial individual 4 bedroom,  
5 reception family home, occupying an  
outstanding, private position in the most  
sought after lane in this premier North  
Somerset village just 8 miles from Bristol.





## Bracken Lodge, Church Lane, Backwell, North Somerset BS48 3JJ - £925,000 - Freehold

A superb opportunity and probably a once in a generation or longer chance to acquire a fine individual modern home of great character enjoying a private sunny setting in the most picturesque part of Church Lane, Backwell, neighboured by many of the most impressive residential properties in the village. The very spacious 4 bedroom, 5 reception room layout affords good flexibility and scope to enlarge without extension of the footprint while there is further scope to update the carefully looked after and clearly loved accommodation that was first occupied after commissioning in 1978.

This location in Church Lane is absolutely prime Backwell, near to the beautiful village Church, open countryside and woodland and still within easy reach of the primary school and central village amenities but well away from busy main roads.

The house offers a total of over 2,310 sq.ft (215 sq.m) of space arranged over two floors. The ground floor accommodation mostly overlooks the lovely gardens and the first floor living space takes advantage of far-reaching views beyond the gardens to the village Church, across the village and beyond, over the vale to distant moors and hillsides on the far side of this broad valley.

Walking into the house there is an immediate feeling of space with a pleasing reception hall having a wide half return staircase rising to a galleried landing above. A cloakroom is set to one side off the hall and there are doors to the principal reception rooms and the kitchen breakfast room.







The double aspect Living Room is a very comfortably proportioned room, with an outlook over the forecourt towards St. Andrews Church tower and doors leading to the garden room. A focal point within the room is the open fireplace with an integrated Jetmaster style high efficiency wood burner (dual fuel).

A doorway leads to a bright study that has fitted book shelving and a view to the rear garden. The garden room is an excellent addition to the original accommodation with a tiled insulated roof, glazed panels for added light and French doors to the patio and lawn.

A perfectly orientated dining room of good size also overlooks the rear gardens and for those seeking to make alterations this room adjoins the kitchen therefore creating a tremendous opportunity to create a kitchen diner- family room of over 26' x almost 11'.

The existing kitchen breakfast room is already ample with plenty of space for informal dining. There is a full range of fitted wall and floor cupboards and an outlook to a walled terraced area of the garden. An arch leads through to a utility room with access beyond to the garden and workshop/hobbies room. A door also opens from the utility room to the double garage.

The attractive wide staircase rises to the expansive landing above with traditional turned balusters.

All of the bedrooms and the family bathroom are laid out off the landing and each is spacious with one having been used as a large second study.

The 22' (6.89m) principal bedroom with its dressing area space and roomy en suite is a further feature of the house with a series of windows offering lovely views of Church Lane, the village and across the vale for several miles.

Perhaps some of the fixtures and fittings at the house will be judged as being of an earlier than 21<sup>st</sup> century style and the owners (who are able to sell without an onward chain delay) have taken this into account when pricing the house. That said, irrespective of price, houses of this quality in such attractive locations are very difficult to find in Backwell, especially coveted Church Lane so please do not delay arranging your viewing appointment.





## Outside:

Stone walls flank the approach to this and the neighbouring house with planted borders adding colour.

The drive is initially shared with the neighbour allowing turning space and then the drive arrives at a wide private, block paved area that allows virtually level parking for at least 3 cars in front of the garage and workshop/hobbies room.

A gate at the side of the house offers access to a path that extends to the rear with the boundaries formed by local stone walls. A planted terrace adjoins the path that continues to the charming, mature south and west facing garden.

The garden is extensively planted with a wide variety of specimen shrubs and bushes that frame the lawn.

A summer house is set to one side and designed to take in sunshine later in the day and early in the evening. We gather that there are beautiful sunset views over the village too.

## 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. 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.

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.







### Services & Outgoings:

All main services are connected. Telephone -broadband connection. Gas fired central heating through radiators. Secondary double glazing with hardwood windows. High speed and superfast broadband services are available with download speeds up to 1Gb or better via cable/fibre. Cable TV services are also available. Council Tax Band F.

### Energy Performance:

The house has been rated as band D-64 for energy performance, above the national average for England and Wales. The full certificate is available on request by email at [info@hbe.co.uk](mailto:info@hbe.co.uk)

### Photographs:

See more photographs online at [www.hbe.co.uk](http://www.hbe.co.uk) or in highest resolution at [facebook.com/HensonsEstateAgents](https://facebook.com/HensonsEstateAgents)

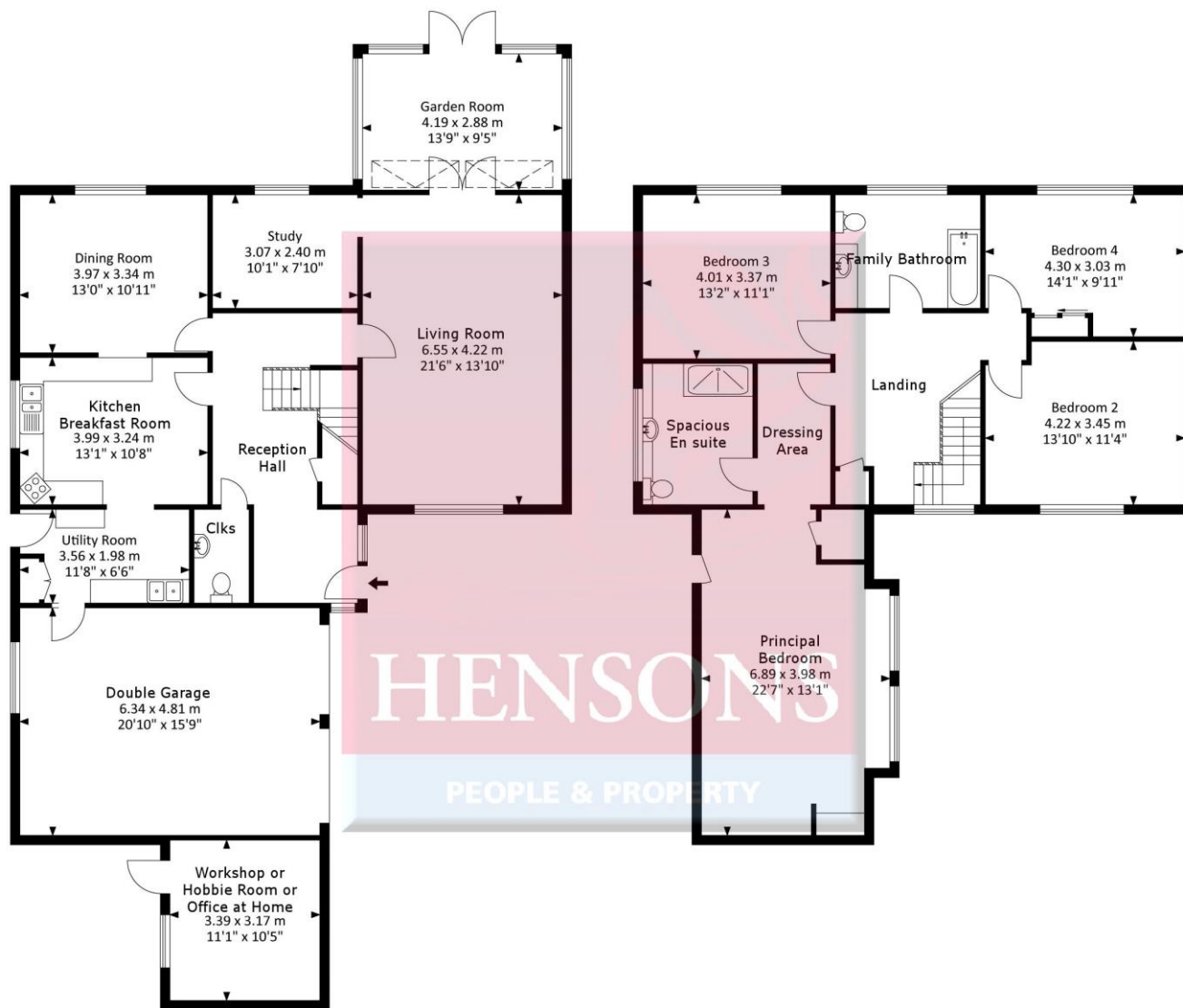
### Our London Property Exhibitions:

See this property featured at our next West Country Property Exhibition in London. Tel. 01275 810030 for details.

### VIEWING:

Only by appointment with the Hensons. Telephone 01275 810030 or email [info@hbe.co.uk](mailto:info@hbe.co.uk)





Ground Floor

First Floor



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Garages and outbuildings may not be shown in their actual positions. Any aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



**HENSONS**

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

[www.hbe.co.uk](http://www.hbe.co.uk)

