

An outstanding individual home occupying a fabulous position with exceptional views over picturesque North Somerset countryside to the coast and Welsh mountains beyond.

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PEOPLE & PROPERTY

**Hatherlow, 40 Church Lane,
Backwell,
North Somerset BS48 3PQ
Guide Price £1,350,000 - £1,450,000**

A distinguished individual detached house enjoying a fabulous position on Church Lane, Backwell with a very attractive swimming pool, private gardens and spectacular views across the larger part of North Somerset to the Bristol Channel and Welsh Mountains.

The setting is superb in this premier lane in the village, neighboured by high quality individual homes overlooking attractive countryside with pasture land rising to Cherry Wood and the wooded hillsides of Backwell Hill.



The House:

Hatherlow was originally built in the 1930's, however, in recent years the property has been beautifully reappointed creating a home of considerable charm.

The improvements seamlessly blend original features with contemporary refinements including an outstanding open plan kitchen – family room that opens to a broad terrace, the pool and the view, perfect for entertaining and relaxing with sunshine right into the evening.



The welcoming reception hall flows through to the dining room with genuine oak flooring throughout. The hall also opens to the sitting room and living room while double doors from the dining room and a window to the rear draw the eye through to the view, the garden and pool.

A graceful staircase rises to the first-floor accommodation, with a useful understairs storage cupboard discreetly positioned.

The bright triple aspect living room is a particularly attractive space, featuring windows on three sides, a striking fireplace and French doors opening to the terrace.



A more intimate sitting room—snug off the hall with its own feature fireplace offers a cosy retreat with an outlook to the front.

The heart of the house is the open-plan kitchen family room, a beautifully proportioned space designed to embrace natural light with garden and valley views. Full drop sliding doors open directly onto the terrace, framing the panorama across the swimming pool and landscaped garden.

The kitchen is immaculately appointed with an extensive range of wall and floor cabinets, a large island and extensive Silestone work surfaces. Integrated appliances include an AGA range cooker with extractor, a concealed dishwasher, and a capacious larder fridge. The central island offers added storage and ample informal dining space.



Next to the kitchen, a comprehensively fitted utility room provides excellent further storage, more Silestone work surfaces, space for essential appliances, an integrated fridge and freezer, and a convenient cloakroom. A stable-style oak door opens to the drive.

The first-floor accommodation is arranged around a well-proportioned landing with loft access.

The principal bedroom benefits from an extensive range of fitted wardrobes, a bathroom en suite and double doors opening onto a shallow balcony with elevated views.

The second bedroom takes advantage of a dual aspect and is generously sized with further built-in wardrobes.



The third and fourth bedrooms, are again bright and well-appointed and the very comfortable family bathroom includes a contemporary white suite with a corner bath, a separate shower enclosure, twin bowl vanity unit, and WC.

Outside:

The property is approached via a carriage sweep driveway with two pairs of remote controlled electric gates. The drive provides ample parking and is screened partially by clipped hedging ensuring privacy from the lane, while the backdrop of greenbelt woodland and grazing land enhances the setting, part of the reason why this is considered to be the premier location in Backwell.

There is convenient access on both sides of the house with a wide gateway leading to the rear garden, which has been attractively landscaped. A broad sweep of level lawn is bordered by well-stocked flower beds featuring specimen trees and shrubs.



A summer house with lighting and power provides more storage, while clipped hedging and topiary lend structure to the grounds.

The elevated terrace and swimming pool benefit from a sunny orientation and enjoy extensive views, enhanced by well-positioned lighting.

Undercroft storage areas offer practical solutions for garden equipment and pool maintenance essentials.

Services & Outgoings:

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

Energy Performance Certificate:

The house has been assessed for energy performance as band D-66.



Construction:

The house is traditionally constructed.

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

Photographs:

See more photographs on our web site at www.hbe.co.uk

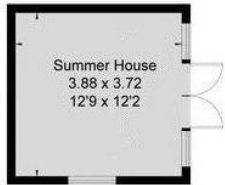
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Viewing:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030





Approximate Floor Area = 223.5 sq m / 2405 sq ft
 Summer House = 14.4 sq m / 155 sq ft
 Total = 237.9 sq m / 2560 sq ft



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 recommended 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. Drone and similar 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 is 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 2025

The Village:

Backwell is arguably the most sought-after village in North Somerset with a wide variety of amenities including doctors and dental surgeries, good schooling, coffee houses, hairdressers and a barber, an excellent wine merchant, a good fish and chip shop local stores and a post office, a Vet, two good pubs with The George within walking distance and a village club.

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 5 minute drive 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.

Local leisure prospects are similarly attractive with between Backwell and neighbouring Nailsea there are a host of clubs and societies for all ages and interests with Swimming, Tennis, Badminton, Bowls, Rugby, Cricket, Croquet and Football to mention just a few of the sporting facilities available, while several challenging golf courses are available in the area.

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 large Waitrose and Tesco supermarkets, independent and national retailers and monthly farmers markets.



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