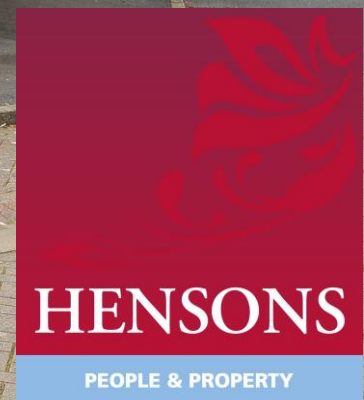




A classic double fronted 4 bedroom,  
2 bathroom family home with a double  
garage that stands quietly in this prime  
North Somerset village.  
Highly Recommended





## 34 Long-Thorn, Backwell, North Somerset BS48 3GY

£569,950 - Freehold

An impressive 4 bedroom, family house of distinction that offers very comfortable, well arranged living space with numerous attractive features including a superb reception hall, pleasing reception rooms, a kitchen breakfast room with massive potential (see the second floor plan), ample bedrooms with built in wardrobes and in the principal bedroom a Juliet balcony and an attractive vaulted ceiling. En suite and family bathrooms combine with a cloakroom to create a very practical layout with the added advantage of a utility room and a double garage.

This lovely double fronted property stands prominently in a 'village square' in Long-Thorn at Backwell Vale, a highly desirable now mature location toward the rural edge of this most sought after village with the excellent schools nearby. Open countryside and parkland is also close by and there is easy access on foot to the amenities in the centre of the village and the station that gives you direct links to London trains and local services to Weston Super Mare, Bristol and Bath.

The house was beautifully crafted by Bryant Homes, a renowned developer acclaimed for their quality and this house is of traditional construction with timeless rendered elevations, all crowned by a tiled, felted, and fully insulated roof.



### The Accommodation:

As you step into the spacious and inviting reception hall, bathed in warm tones and natural light, a seamless flow unfolds. There is a cloakroom to one side, a spacious living room, the well designed kitchen breakfast room with a separate utility room, and, through double doors, the dining room.

The staircase is illuminated by a feature window that lights the reception hall and the galleried landing above.

The double-aspect living room has a period style fireplace with a living flame gas fire inset, a deep sill window offers a more open outlook to the front and there is access to the patio and rear garden through French doors.



Across the hall from the living room double doors open to the dining room that also works extremely well as a study or a playroom as you wish. Here, the outlook is once more to the front.

The heart of the house, the kitchen is a real haven, equipped with a good range of wall and floor cupboards, ample preparation space and a built in eye level oven grill and inset hob. French doors lead out to the patio and garden and a door opens to the adjacent utility room that provides further convenience with plumbing for appliances and additional storage.

Rising up to the first floor, a luminous landing welcomes you, featuring a built-in linen cupboard and access to the loft space.

The principal bedroom, bathed in natural light due to double aspect windows is graced by a vaulted ceiling and boasts built-in



wardrobes with yet more French doors opening to a Juliet Balcony overlooking the rear garden. An en suite shower room is tiled to complement a white suite.

Completing the accommodation, three generously proportioned bedrooms, each with built-in wardrobes, offer versatile living spaces, while a family bathroom is also arranged off the landing.

### Outside:

The front garden is enclosed by a well kept hedge with a path leading to the front door. Follow around the side of the house to find a double drive that provides parking and leads to the Double Garage with twin up and over doors storage with overhead open truss loft space, lighting and power.







A gate opens from the drive to the charming private and very sheltered rear garden where a paved patio area adjoins the back of the house with French doors opening from both the living room and the kitchen-breakfast room.

A level lawn is framed by attractively planted borders with a variety of specimen shrubs and bushes and productive vegetable beds are set to one side.

The garden is screened by walls on two sides and timber panel fencing to offer a high degree of privacy.

### **The Village:**

Backwell Vale is now well established and offers an attractive mix of impressive, high-value homes close to Parkland, a nursery and an excellent infant school.



The outstanding junior school and Backwell School are also within easy walking distance. This particular setting benefits from the ease of access to amenities in the village and is within walking distance of nearby Nailsea with the town centre including the Waitrose and Tesco supermarkets only about 1.5 miles away.

Other amenities in Backwell include a series of local shops, two pubs and a village club, a Tennis Club, a football club, a gym and a swimming pool. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.



Junctions 19 and 20 of the M5 allow easy access to the country's motorway network and longer distance commuting is facilitated via the mainline rail connection in the neighbouring with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).

### **Photographs:**

See more images on our web site at [www.hbe.co.uk](http://www.hbe.co.uk)

### **Construction:**

The house is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

### **Mortgages & Finance:**

There are a bewildering array of funding options for this house an even more bewildering choice of Mortgages if that is indeed your preferred funding option.

Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it.

### **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 cable. Council Tax Band = E.

### **Energy Performance:**

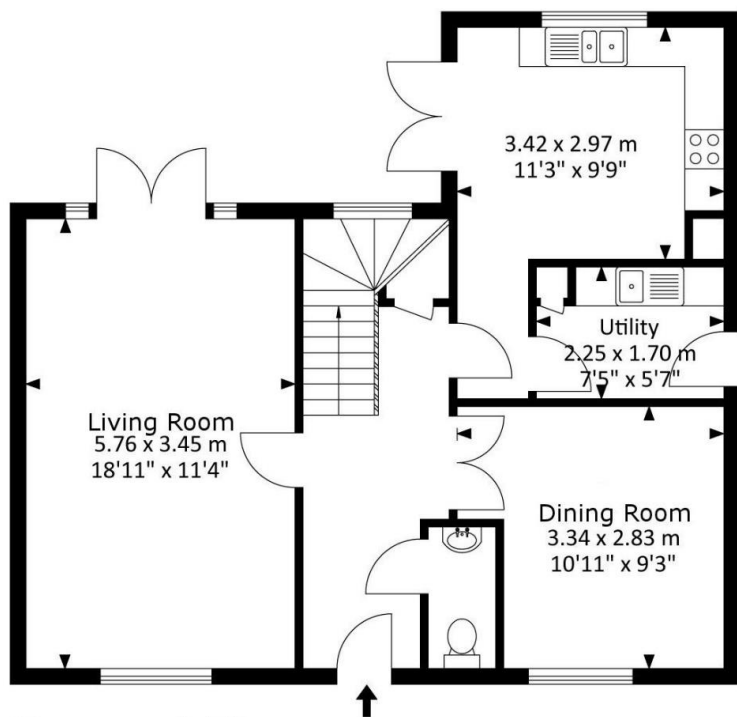
The house has been rated at a good C-79 for energy efficiency. The full Energy Performance Certificate is available on request by email. The square area of the house amounts to approximately 123 sq.m (1,323 sq.ft) this information was sourced from the EPC

### **VIEWING:**

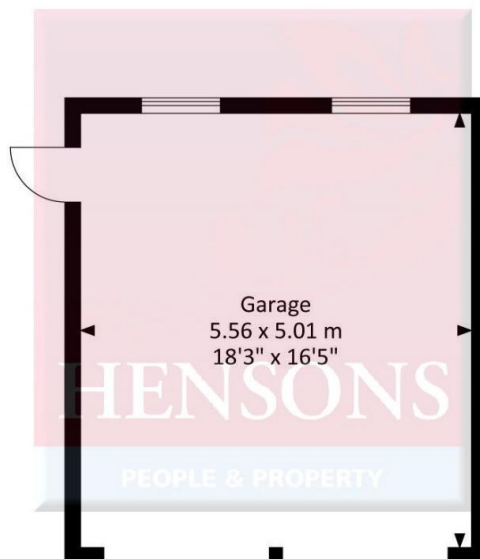
Only by appointment with the Hensons, email [info@hbe.co.uk](mailto:info@hbe.co.uk) or for a faster response call Carol or Judith on 01275 810030 and we will make all arrangements.

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. 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. 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

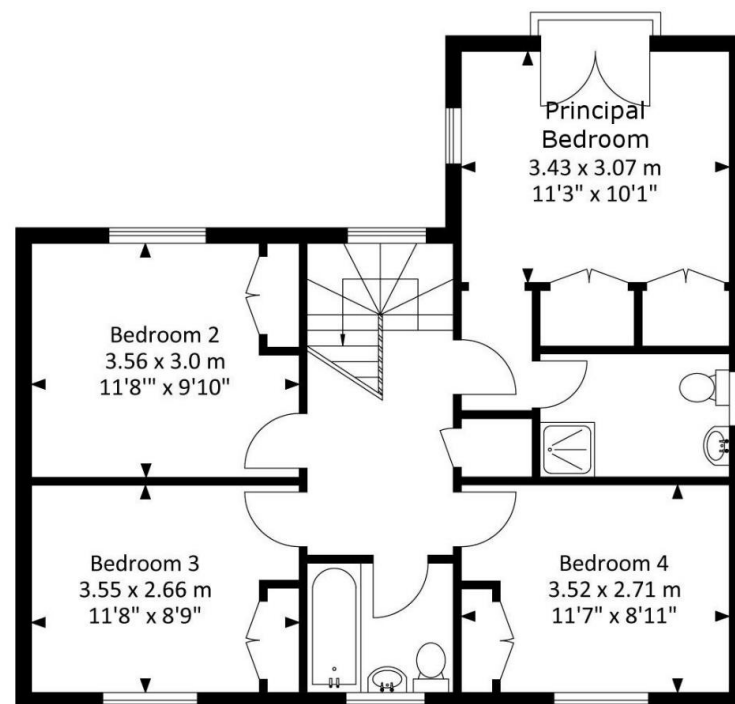




Ground Floor



Garage



First Floor