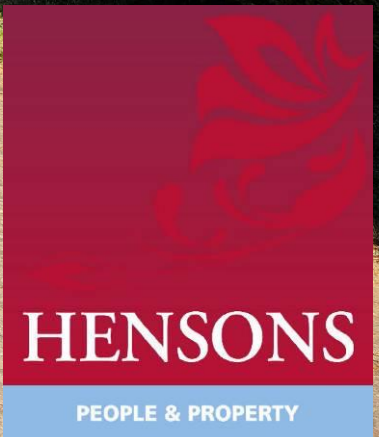


An individual detached bungalow
enjoying a secluded setting in this
prime village location with beautiful
views across the vale.



Pine Lodge, Church Lane, Backwell, North Somerset. BS48 3JJ

Offers in the region of £875,000 - Freehold

A spacious individual architect designed 4 bedroom detached bungalow enjoying a particularly attractive setting with outstanding views.

The property is hidden away from passersby in the most sought after lane in this premier North Somerset village and is one of a pair of differing individual bungalows that are arranged in a private cul de sac adjoining open fields.

The position is a delight with far reaching views extending from the Bristol Channel to the Welsh Coast, the wooded hillsides of Clevedon, Tickenham and Wraxall on the far side of the valley.



The village centre in Backwell offering a wide range of amenities is within easy walking distance. There are a range of local shops, two pubs, a village club, a Tennis Club, a football club, a cricket club, a gym and a swimming pool/leisure centre. A wider range of facilities are offered in neighbouring Nailsea and 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.

The village junior school is close by, and the infant and Secondary Schools are also an easy walk away.



The Accommodation:

The bungalow is approached via a broad drive that provides ample parking and leads to the attached garage.

A porch shelters the front door with matching side screens that opens to the generous reception hall with feature full drop windows to one side. The hall offers built in storage space, access to an inner hall, doors to the living room, the kitchen breakfast room and to a cloakroom.

The well proportioned living room includes an open hearth fireplace and patio doors that allow views through and open to the conservatory that takes the living space into the garden.

A door also opens from the living room to an attractive double aspect dining room that is similarly arranged to take advantage of the outlook and has a further patio door leading to a sheltered terrace and the garden.

The kitchen breakfast room is equipped with a range of wall and floor cupboards, an integrated fridge freezer, a built in eye level oven grill and an inset hob. There is a picturesque outlook to the front and a door leads to the excellent garage with a utility room beyond.

The inner hall opens to the bathroom and the four bedrooms. Three of the bedrooms are very comfortable double rooms, while the fourth may serve as a single bedroom or a study with further views to the rear.



Outside:

The bungalow is beautifully positioned, set back off Church Lane with a tarmac drive that is shared with the neighbouring bungalow creating a private cul de sac off which the paved effect drive of this bungalow is accessed. A public footpath leads off the first part of the shared drive out to the neighbouring fields.

The attached garage has lighting and power, a high vaulted roof, a roller door, a door to the garden and a door to the utility room. In addition, there is a hatch allowing access to the bungalow loft area.

The lawn that flanks the drive is essentially level and easily managed with good access to the side and rear areas of garden.

The established gardens are a further feature of this exceptional home with established trees and shrubs including a series of fruit trees, well stocked floral borders and set away at the far end of the garden through an arbour, a potential vegetable garden.

Construction:

We understand that the bungalow is traditionally constructed.

Photographs:

See more photographs at www.hbe.co.uk





Services & Outgoings:

Mains water, electricity and drainage are connected. Mains gas is available to the property adjacent to the garage but no meter has been installed. Telephone at present connected. Oil fired central heating through radiators with a private oil storage tank housed in the garage. Solar water heating panels. Double glazing. Hi speed broadband services are available. Council Tax Band F.

The living accommodation amounts to 113 sq.m – 1,216 sq.ft
Information derived from the EPC.

Energy Performance:

The property has been assessed for energy performance as Band E-44 with a potential of C-78

Availability:

The property is offered with no onward chain delays and is being Sold subject to a Grant of Probate that is anticipated to be completed in June 2025.

Viewing:

By appointment with **HENSONS**

Telephone: 01275 810030

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 of 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. All images and plans © Hensons 2025

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