



Chelvey Road

Backwell, Bristol

An immaculately presented 3 bedroom barn conversion, offering the perfect blend of period character and modern convenience – tucked away in a semi-rural location with easy access to Bristol and beyond.

Council Tax band: E

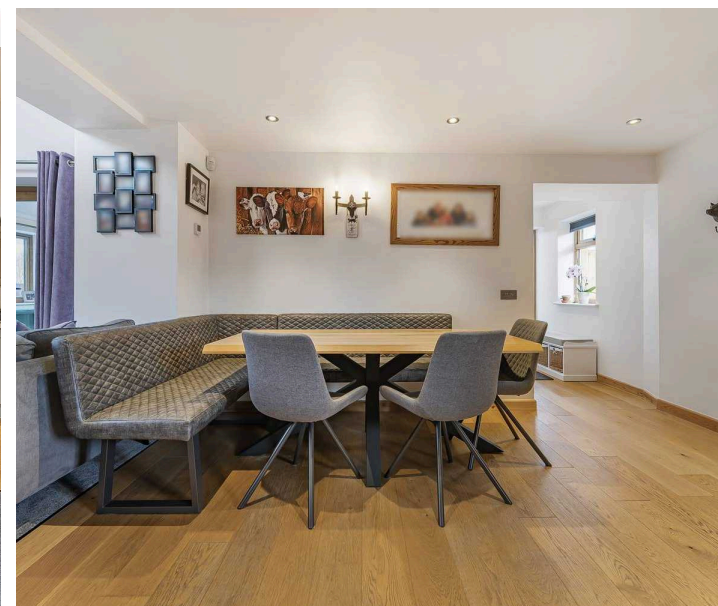
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services: Mains electricity, water & drainage, solar panels

- Approx 1,4356 sq ft of flexible family accommodation
- Superb three-bedroom detached family home
- Beautifully presented throughout
- Gorgeous open plan kitchen/dining/living room
- Two well-appointed bathrooms and downstairs cloakroom
- Stunning semi-rural location within the hamlet of Chelvey
- Low maintenance private garden
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins)







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Old Barton is a stunning barn conversion that has been recently extended and renovated to an exceptionally high standard. It retains charming features such as high ceilings, oak beams, and deep recessed windows, whilst incorporating the modern conveniences of an energy-efficient home, including solar panels, an air source heat pump, and underfloor heating. Decorated throughout in natural tones, this beautifully maintained family home is ideal for anyone seeking a high-quality, low-maintenance residence. Nestled in a tranquil rural setting in the hamlet of Chelvey, it is ready for you to move in, unpack, and immediately enjoy your new home.

A very attractive storm porch with a welcoming front door opens directly into the hallway. Straight ahead is a spacious cupboard offering storage for coats and shoes, along with a utility room with space for a washing machine and tumble dryer, and a separate cloakroom.

The hallway flows into a spectacular open-plan living/dining/kitchen area. The kitchen features a range of elegant wall and floor-mounted Shaker-style units, complemented by a chic island, all finished in duck egg blue and topped with pristine white quartz worktops. Integrated appliances include a Bosch double oven, induction hob, dishwasher, and wine rack. There is also space for an American-style fridge freezer and a dining table. At the rear of the dining area, a door provides access to the back garden, as well as a practical downstairs shower room.

Opening from here, the living area creates a comfortable snug that is flooded with light thanks to high ceilings and Velux windows. This space accommodates two sofas and includes a versatile nook





currently arranged as a delightful office area.

French doors lead from this room into a generous sitting room, centred around an electric log burner and featuring sliding doors that open onto the garden.

Ascending to the first floor, you will find three bedrooms, all offering spectacular far-reaching views. The principal bedroom includes two fitted wardrobes. The family bathroom is fitted with a stylish three-piece suite.

Outside

At the front of the property, a neat block-paved driveway provides parking for several cars. Secure gated returns on both sides ensure the back garden is private and fully enclosed. Beautifully landscaped, the garden features a smart terrace adjacent to the house—perfect for alfresco dining or summer BBQs—and a neat lawn bordered by low-maintenance planting. There is also a large garden shed.

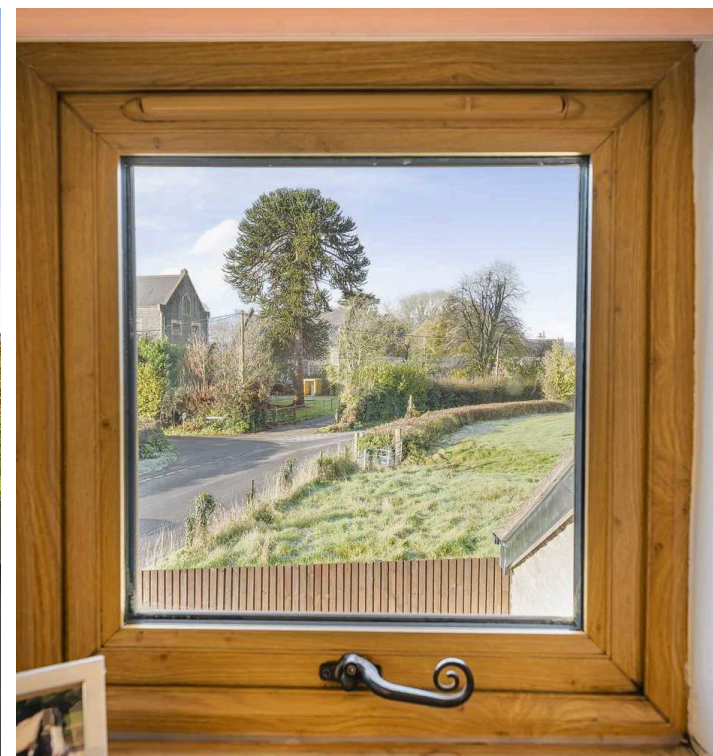
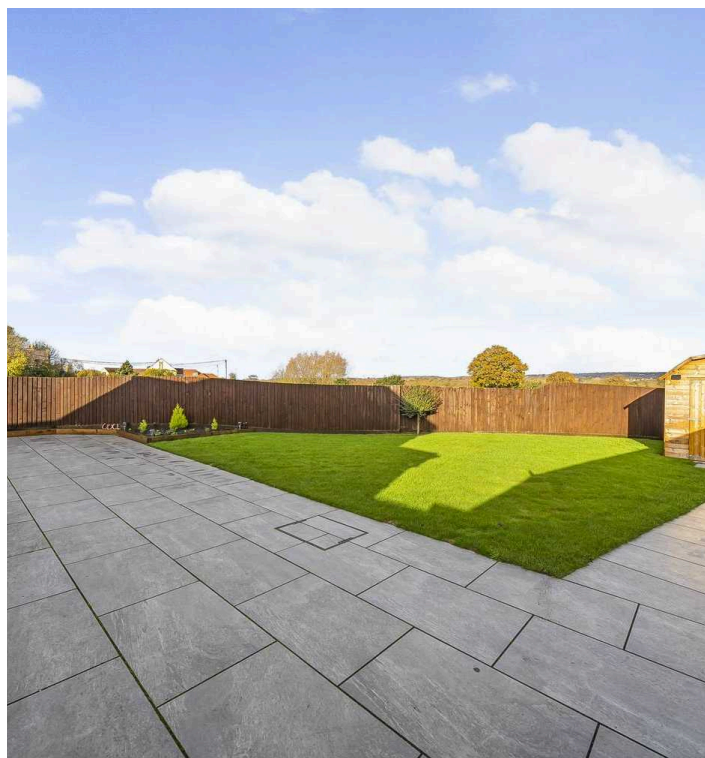


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The hamlet of Chelvey is situated on the outskirts of Backwell village which lies between Bristol and Weston-super-Mare. It offers an excellent range of facilities which include a sport centre, well regarded primary and secondary schools, a mainline railway station for services to Bristol (9 mins) and London Paddington (105 mins) and there is a bus service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket and post office, with more comprehensive facilities in the nearby town of Nailsea. (All distances/times approx.) Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins).

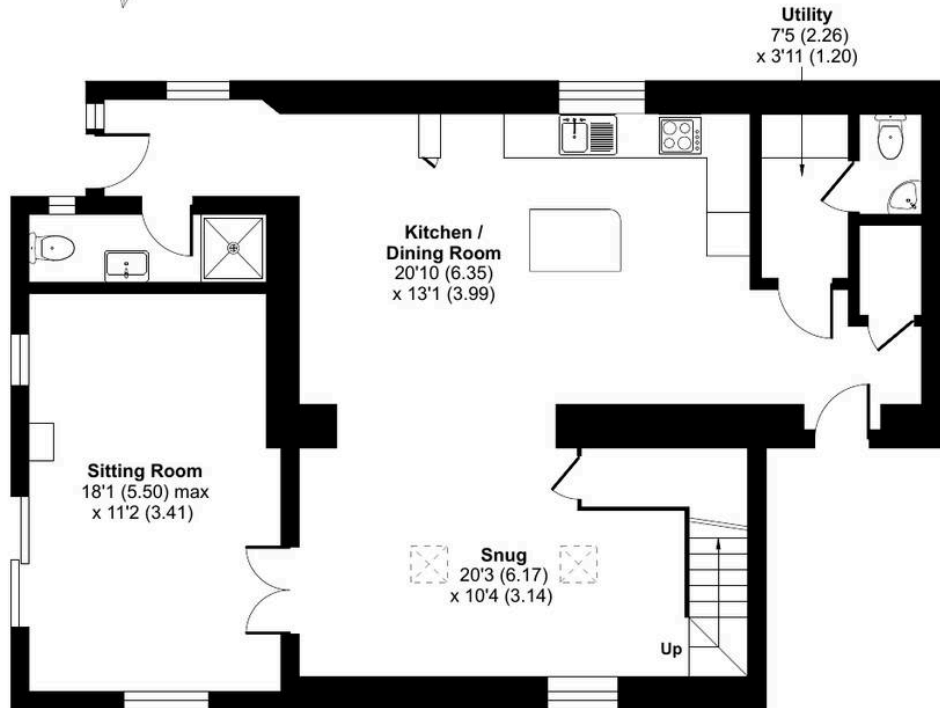
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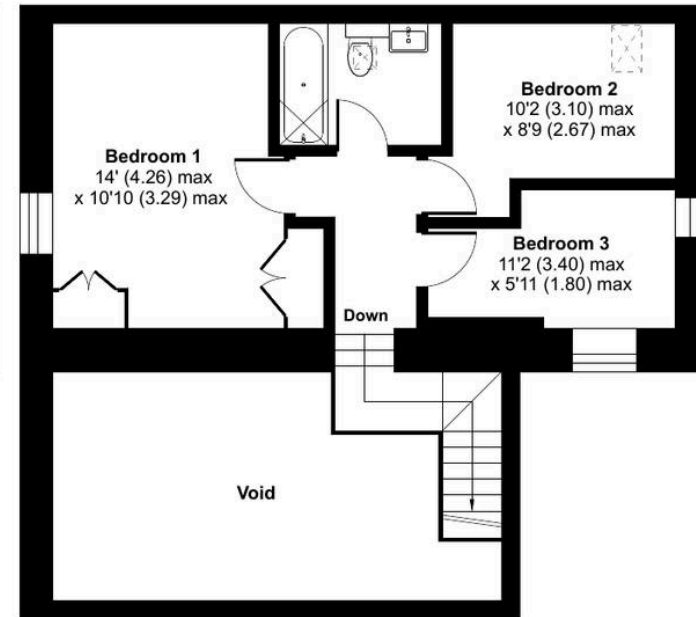
Chelvey Road, West Town, Backwell, Bristol, BS48

Approximate Area = 1356 sq ft / 125.9 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Robin King LLP. REF: 1217432

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