



Robin King | Estate Agents

Hunters Lodge
Backwell Hill, Bristol, BS48 3DA

Hunters Lodge

An exceptional five-bedroom detached Edwardian house with magnificent, landscaped garden. Set discretely within approximately 15 acres of grounds, including woodland, paddocks and extensive equestrian outbuildings it offers easy access to Bristol and beyond.



Originally built in 1901 as the lodge for the Backwell Hill House estate, this elegant property retains many period features, including a beautifully symmetrical façade, stone mullion windows with leaded glass, and pitched gables. Nestled in a secluded yet convenient location on the edge of the sought-after village of Backwell, it offers the perfect blend of privacy and accessibility and is well placed for easy access to both local amenities and national networks.

Inside, the character continues with an inglenook fireplace, deep recessed windows, and charming gabled bedrooms. Unlike many period homes, the abundance of windows ensures that natural light floods the space, creating a warm and welcoming atmosphere.

Outside beautifully and immaculately landscaped gardens surround the house before extending into 7 paddocks and over 3.5 acres of woodland beyond. The grounds of 15 acres include 12 outbuildings, making this the ideal property for anyone with an interest in country pursuits.



Hunters Lodge Backwell Hill

Backwell, Bristol

Key Features

- Magnificent Edwardian detached home
- Approx. 5,801 sq. ft (including outbuildings) of flexible accommodation
- Immaculately presented property with spectacular period features
- Approx. 15 acres of landscaped gardens, paddocks & woodland
- Electric gated entrance and extensive parking
- Enchanting Mediterranean-style "secret garden" with water feature
- Versatile outbuildings including office, barn, stables & workshop
- Ideally suited to those looking for country pursuits and horse-riding
- Within catchment for well regarded Primary and Secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins)

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains electricity & water, private drainage, oil central heating









The House

A pair of impressive electric gates frame the first glimpse of Hunter's Lodge, a strikingly attractive and beautifully maintained home with a traditional, half-timbered façade, a gabled roof, and an inviting front door.

Stepping inside, the large reception hall is a bright and welcoming space, featuring an inglenook fireplace with a log burner and a charming bay window with leaded glass.

To the left, the drawing/sitting room is bathed in natural light from multiple windows, offering stunning views of the adjacent woodland and Backwell Woods in the distance. A stone fireplace with an inset log burner enhances the cosy yet elegant feel, while large French doors open onto the enchanting "secret garden."

Adjacent to this is the dining room, a spacious and light-filled reception area with a bay window. From here, a door leads to the utility room, which offers ample storage and space for a fridge/freezer, tumble dryer, and washing machine. There is also a practical downstairs cloakroom with a walk-in shower and additional storage.

Beyond this lies the snug, a tucked-away retreat that would make an ideal playroom or additional lounge.

The kitchen/breakfast room is another generous space. The kitchen is custom-built in solid oak, featuring a range of floor and wall-mounted units, an integrated dishwasher, induction hob, fridge, and double oven. An exquisite mullion window offers picturesque views over the front garden, whilst the breakfast area has ample room for a large table and enjoys the warmth of a log burner, making it a cosy yet practical space. Completing the ground floor accommodation is a porch with a built-in cupboard for coats and shoes which opens onto a covered courtyard with access to the separate office building.

A staircase rises from the reception hall to the first floor, where five double bedrooms await. The principal bedroom is exceptionally spacious, with Hammonds fitted wardrobes, drawers, a discreetly integrated makeup station, and matching bedside tables. There is ample room for a chaise longue in the dressing area. The en-suite bathroom enjoys wonderful countryside views and features a large walk-in shower.

The guest bedroom is another generous double with front-facing views and an en-suite shower room. The remaining three spacious bedrooms are served by a stylish family bathroom featuring a walk-in shower.







Outside

Hunter's Lodge is set within approximately 15 acres of grounds, including landscaped gardens, equestrian facilities, and private woodland.

Set behind electric gates, the approach to the house is flanked by mature gardens and an area in front which provides ample parking. Gardens extend on all sides of the property, offering numerous idyllic spots to relax, soak in the tranquil rural surroundings, and enjoy the scenic views.

One such space is the "secret garden"—a paved, Mediterranean-style retreat adjacent to the sitting room. This enchanting area is adorned with pergolas draped in wisteria, clematis, and honeysuckle, complemented by a water feature and an array of specimen trees, including magnolia, olive, and lime.

Beyond this, the gardens include a large lawn and additional landscaped areas surrounding the house, all framed by the picturesque backdrop of paddocks and surrounding woodland. Together, these features create a truly unique and breathtaking setting.







Outbuildings

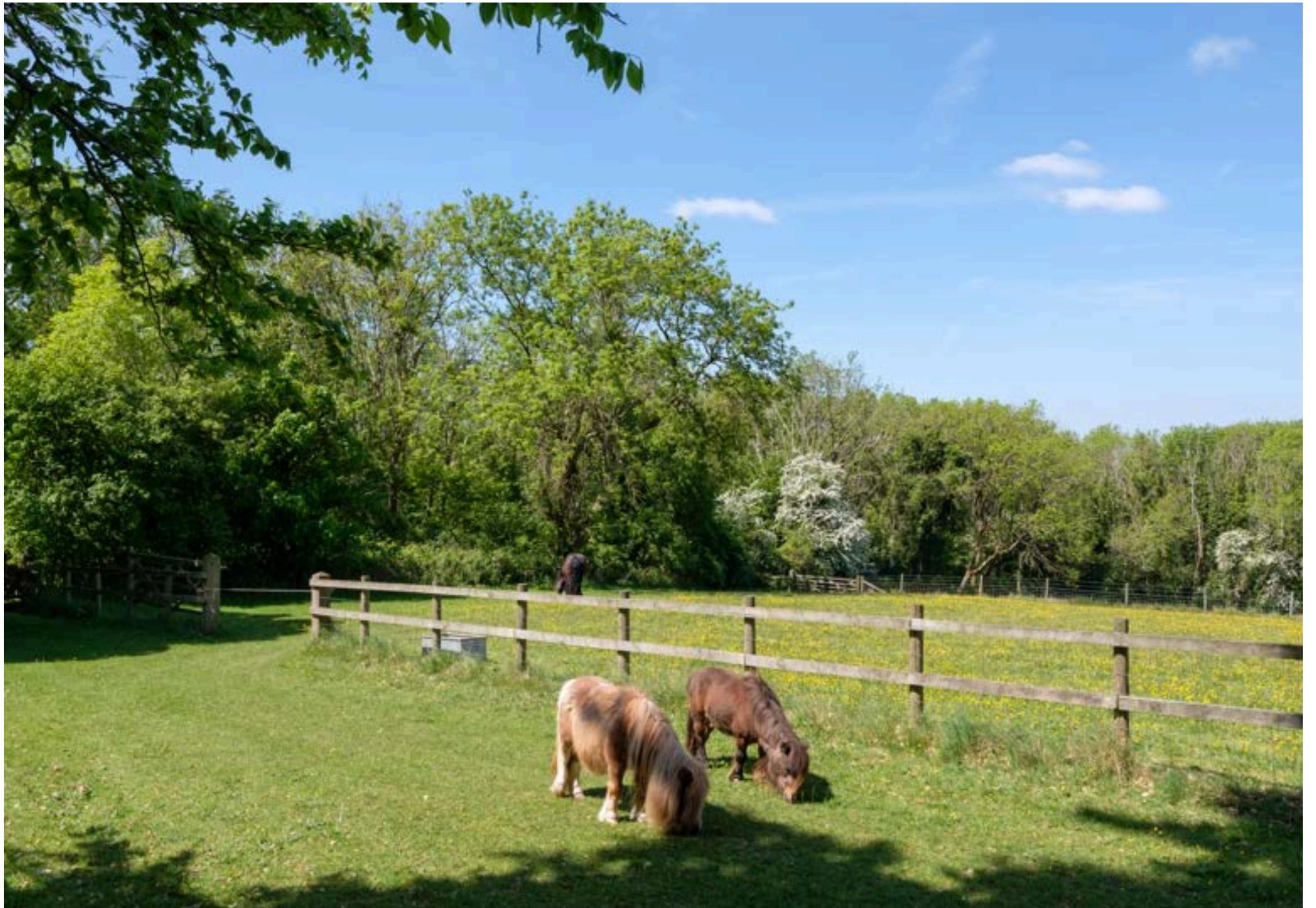
A total of 12 outbuildings compliment the estate, many tailored for equestrian use.

Next to the house and accessed via the covered courtyard, the office (approx. 471 sq ft) is a versatile space, ideal for home working or, subject to planning permission (STPP), conversion into a cinema room or annexe. It includes a kitchenette and large windows with lovely garden views.

Located behind the office, and overlooking the adjacent paddocks is a wooden summerhouse/office with fitted storage and scenic rural views.

Additional outbuildings include a garden shed, implement store, log store, workshop, carriage house, harness room, three-bay barn, and several stables and field shelters. The equestrian facilities are accompanied by seven paddocks and a fenced, wood chipped turnout area, all within easy reach of the main house, offering the best of country living in an idyllic setting.





Hunters Lodge, Backwell Hill, Backwell, Bristol, BS48

Outbuildings = 2338 sq ft / 217.2 sq m
For identification only - Not to scale



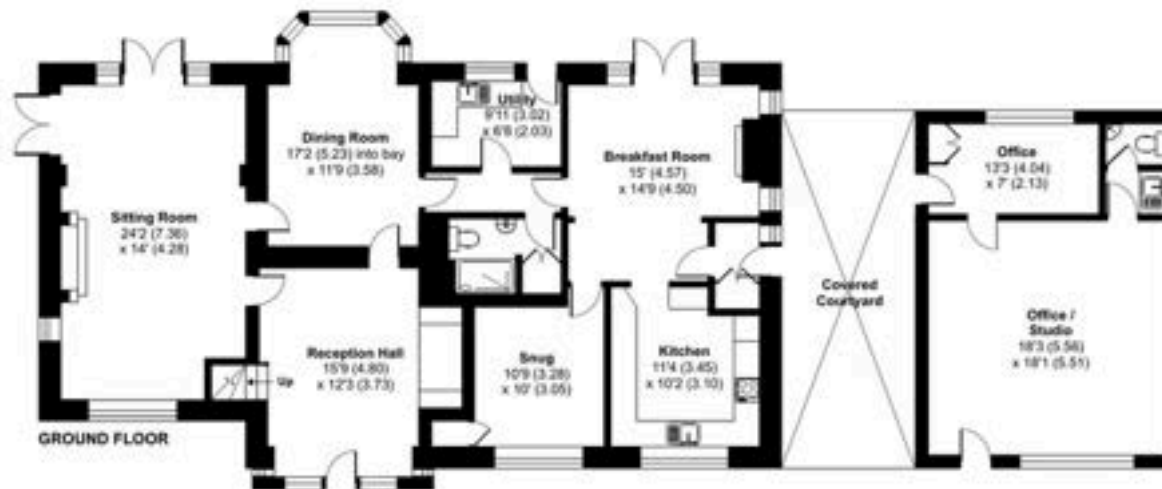
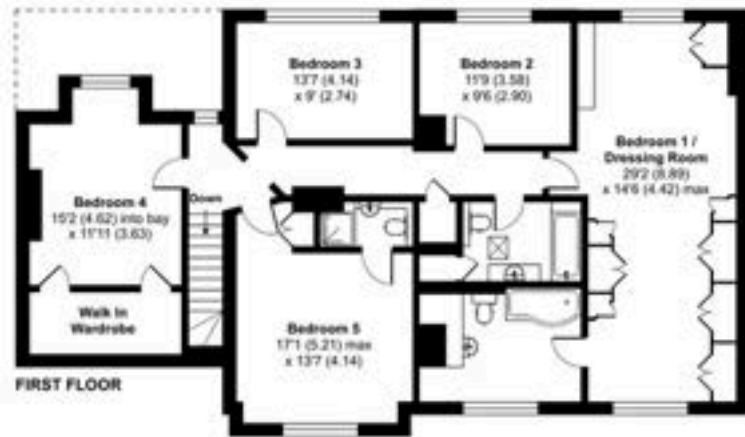
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Approximate Area = 2965 sq ft / 275.4 sq m

Office = 471 sq ft / 43.7 sq m

Total = 3463 sq ft / 319.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Robin King LLP. REF: 1268212

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