



Backwell Common, Backwell



A detached south facing family cottage in stunning grounds with lake, and a range of outbuildings adjoining farmland, with superb open views to Tyntesfield and the wooded Backwell Hill.

Summary of accommodation

Ground floor Enclosed entrance porch | Entrance hall | Sitting room | Dining room/study
Breakfast kitchen with Aga | Utility room | Cloakroom | Conservatory

First floor Bedroom with en suite bathroom | 4 further bedrooms | Bathroom
Shower room

Outside Delightful formal gardens and grounds | Pond | Summer house
Wildflower meadows/paddock with lake | Stable | Copse | Double garage with adjoining
outbuildings including home office | Timber garden stores | Greenhouse

In all, the house and garden sits in about $\frac{3}{4}$ acre

Distances

Bristol 7 miles | Nailsea & Backwell Rail Station 1.2 miles | M5 (J19) 7 miles
Bristol Airport 4 miles | Backwell Village 1.2 miles | Cribbs Causeway Regional Shopping
Centre 12.7 miles (All distances are approximate)

The Property

Backwell is a thriving and very popular village with a number of shops, along with Backwell Junior School and Infant School, Backwell Academy Ofsted rated school and the independent Fairfield Junior School, a village hall, church and public houses. Backwell Common, with its cluster of interesting properties, lies just over a mile, north east of the village centre.

Rivida Cottage is situated in a stunning setting, adjoining open farmland, with superb and extensive country views to the grounds of Tyntesfield and to the woods of Backwell Hill, to the south. The property is within the Green Belt.





The present owner bought Rivida Cottage in 1982, considerably extending the cottage over the years and transforming the land into the exceptional grounds they are today. In the past, the garden has been open to the public for charitable causes. The range of timber clad outbuildings include a home office.

Rivida Cottage is well maintained. The kitchen/breakfast room is fitted with an Aga, integrated appliances, units, work surfaces and larder cupboards. The interior is atmospheric with exposed ceiling joists, quarry tiled window sills, window seats, tongue and groove doors with iron latch furniture and exposed stone walls. The sitting room has a stone fireplace fitted with a log burning stove, and a patio sliding door opens to the conservatory overlooking the garden.

On the first floor, the large principal bedroom has three vaulted ceilings with exposed roof trusses and has superb views for miles. There are four further bedrooms, one with en suite bathroom, shower room, and family bathroom. There is also a dining room and study. All rooms on the ground and first floors have lovely views, either over the garden and grounds, or extensive views over farmland.





Outside

Rivida Cottage is approached over two drives giving access to the double garage block. Adjoining is a range of timber clad outbuildings comprising, outside W.C, garden tractor store, workshop and home office, all with separate entrances.

The gardens and grounds are a delight, almost representing a small “arboretum”. The formal gardens lie immediately behind the cottage with a lovely open outlook. There is extensive lawn with mature inset beds planted with a variety of flowering shrubs and plants and a variety of trees. There is a Wisteria covered arbour, pergola with climbing shrubs, Magnolias, climbing roses, pond, rockery, paved area, timber framed greenhouse, vegetable area, summer house, a copse and further timber outbuildings.

Separated from the formal garden by dense hedgerow is a part cultivated paddock with ornamental trees and wildflower meadows, a further copse, lake, and a lawn pathway leads to a raised grass bank with daffodils, many shrubs, and a seating area overlooking the most attractive lake with extensive open views. This section of the grounds has a separate vehicular access to the lane.

Around the garden and grounds, mature trees include Chestnut, Copper Beech, Willow, Magnolias, Acer and Walnut. Fruit trees include Apple.

In all, the property and paddock extends to approximately 2 acres.

Property information

Services: Mains water and electricity connected. Oil fired central heating and AGA. Private drainage. Double glazed windows.

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: G

Guide Price: £1,150,000

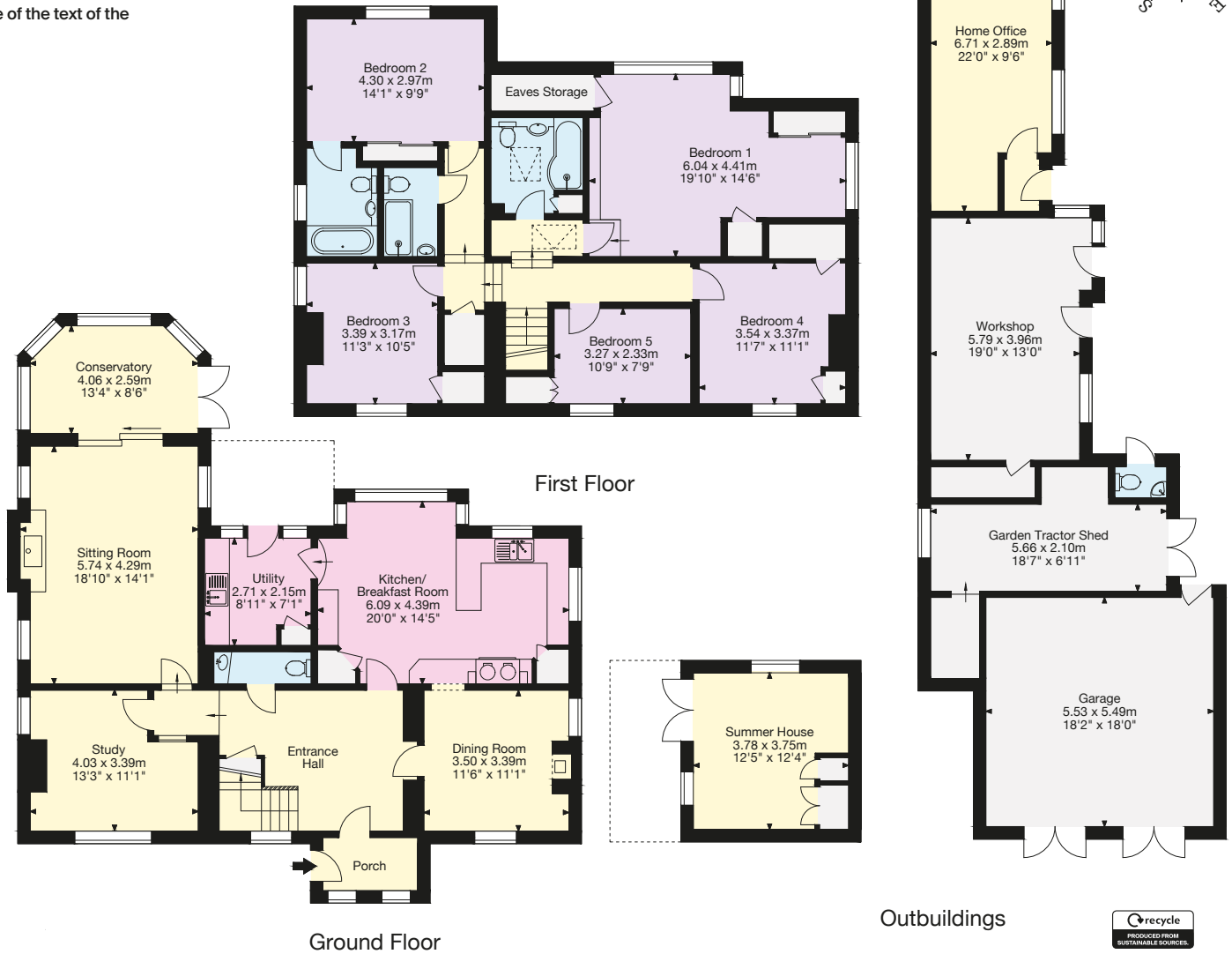
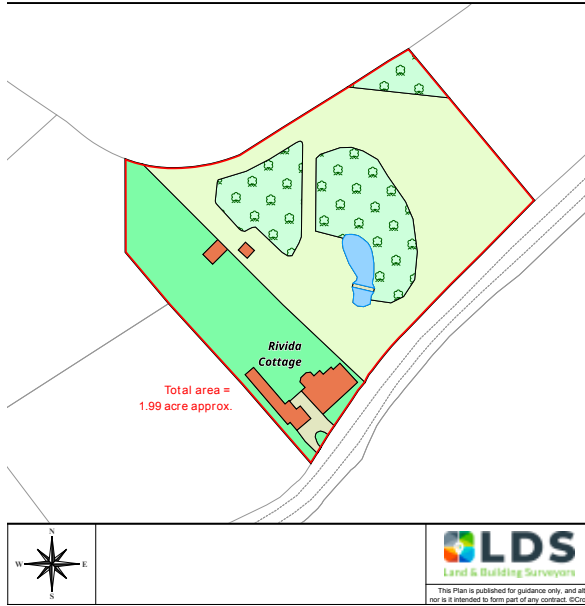
Directions

From the Backwell Bow direction, drive along Backwell Common for about .02 mile. Rivida Cottage is seen on the right hand side.



Approximate Gross Internal Floor Area
 Main House = 227 sq m / 2,443 sq ft
 Outbuildings = 106 sq m / 1,140 sq ft
 Total Area = 333 sq m / 3,583 sq ft

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