

# The Grove

Hyatts Wood Road, Backwell, North Somerset







An exceptional country house, immaculately presented, situated centrally in its private park-like grounds of 4.84 acres with south and west facing views to the Mendip Hills and the coast.

Backwell 2.5 miles, Bristol 8 miles, Nailsea & Backwell Rail Station 2.8 miles, Bristol Airport 2 miles, Chew Valley Lake 8.9 miles, Cribbs Causeway Regional Shopping Centre 14.8 miles, M5 (J19) 12 miles.  
(Distances and times approximate).

  
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Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Drawing room | Music room | Dining room | Study | Boutique style cinema  
Breakfast kitchen/family room with Aga | Utility room | Cloakroom  
**First Floor:** Principal bedroom with balcony | En suite bath/shower room | Bedroom with en suite bath/shower room  
3 further bedrooms, one with en suite shower room | Family bath/shower room

Garden and Grounds

Impressive sweeping main drive | Secondary drive | Hard tennis court | Ornate pond with water feature  
Architect designed decking with fire pit | Lawns | Paddocks | Mixed orchard | Stable block and yard | Menage  
Garden machinery/mower shed | Double carport with stores | Generous parking



# Situation

(Distances and times are approximate)

It is rare to find a property sitting centrally in its grounds, especially commanding such stunning and extensive views to the south to the Mendip Hills, and to the west to the coast. The Grove is situated in an elevated and private position, hidden from the lane by tall mature trees and high hedgerow.



Backwell village is about 2.5 miles to the northwest and has a variety of shops including a supermarket, chemist, post office and village hall.



Schooling is available at Backwell primary school and the well-respected Backwell Academy which is Ofsted rated as good. Private schooling is available at the Downs Preparatory School at Failand, Sidcot Quaker School at Sidcot and an excellent choice of schools in Bristol.



Leisure pursuits include walking and riding over the Mendips Hills, Golf at Bristol and Clifton Golf Club at Failand, Fishing and sailing on the Chew Valley Lake, and Fishing on Blagdon Lake. There are also many lovely walks in the area.



# The Grove

The Grove dates from the 1930's and has been extended and altered over the years to take maximum advantage of its setting and outstanding views. The present owners purchased the property in 2010 and have further enhanced the property both internally and externally, creating the stunning property it is today. The house and grounds are immaculately presented, and all improvements have been carried out to the highest of standards, and expensively finished. Improvements carried out include installing a superb bespoke breakfast kitchen with painted hardwood cabinet doors, five oven electric Aga, central island, and Mandarin stone floor. The wide range of integrated appliances include three full height wine fridges, induction hob, two ovens, two dishwashers, cabinet fridge and freezer.

The cinema has been re-designed and includes eight fully reclining leather chairs, a new Sony cinema projector, a surround speaker system and blackout blinds.

The principal bedroom designed by Neville Johnson, is fitted with a range of hardwood bedroom furniture and was completed in 2024. There is a Sonus system in the bedroom and en suite, also throughout the house and outside areas. Two full height sets of glazed doors open to the balcony with extensive panoramic views over miles of countryside. The en suite bath/shower room is luxuriously appointed and has a Mandarin stone floor. The four further bedrooms are all fitted with Neville Johnson furniture. The en suite bath/shower room with Mandarin stone floor, was completely refitted in 2024.

The interior is designed to look out either over its grounds, or to take advantage of the view. The drawing room, music room, dining room, study, principal bedroom and three of the four further bedrooms all capture the stunning view.











## Outside

The park-like grounds are very attractive and meticulously maintained. Solid timber tall gates open to an impressive sweeping drive, resurfaced with a resin bound finish in 2024, passing a very attractive stone edged pond with water feature. The drive continues past the front entrance to the detached double carport with two stores adjoining. The large split-level architect designed decking area is perfect for entertaining. It lies to the south and west and the views are spectacular. There is a sunken aluminium fire pit with an Eco gel fuel system, a covered seating area, and double-glazed panel balustrade. A sun awning is fitted, in part, along the west elevation.

There are extensive lawns, which could be divided into paddocks, interspersed with a variety of mature trees creating its park-like setting. There are beds and borders planted with ornamental shrubs. To the north, beyond the rear garden, is a floodlit Courtsall hard tennis court, and a recently planted mixed orchard, lies to the northwest. Behind the house, lying to the north is a concrete and render stable block built as five stables. Adjacent to the stable block is a paddock, and menage. A secondary drive beside the equestrian section leads to a parking area with a large garden machinery shed, and solid double electric entrance gates. In total the property extends 4.84 acres.



FLOORPLAN

Approximate Gross Internal Floor Area  
536 sq.m / 5,769 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

**Rights of Way:** A public footpath, well concealed and sectioned off by tall mature laurels, passes around the southern perimeter boundary and exits at the southwest corner to farmland.

**Services:** Mains water and electricity are connected  
Mains drainage Oil fire central heating Security system and CCTV Outside lighting Underfloor heating to the principal en suite bath/shower room and second bath/shower room

**Local Authority:** North Somerset Council:  
01934 888 888

**Council Tax Band:** G

**Tenure:** Freehold

**EPC:** D

**Guide Price:** £2,750,000

**Directions:** From the Bristol direction on the A370 turn left opposite The George Inn, just before Backwell village. Travel for about two miles. The entrance to The Grove is seen on the right, on a tight left-hand bend.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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