



THE OLD RECTORY

Backwell, Somerset, BS48 4AA



A HANDSOME GRADE II LISTED FORMER RECTORY IN A PEACEFUL AND PRIVATE SETTING WITH LARGE GARDENS.

Set within approx. 2.3 acres of established gardens, this elegant former Rectory is a fine example of mid-19th century architecture, offering a wealth of period detail alongside modern family living.



Services: Mains electricity, water, LPG/Oil heating

Local Authority: North Somerset County Council

Council Tax Band: H

Tenure: Freehold

Guide Price: £1,750,000

THE PROPERTY

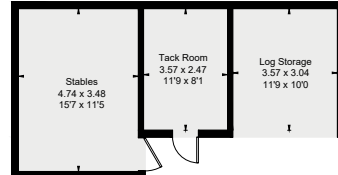
This substantial detached home enjoys a discreet position in the hamlet of Chelvey and showcases a range of original features, including a beautifully preserved Victorian tiled hallway, sash windows with glazing bars, some with working shutters, intricate ceiling coving, open fireplaces, and flagstone floors.

Accommodation is well-balanced and arranged across three floors. The formal reception rooms are of generous proportions, with the drawing room and dining room benefitting from a southerly aspect and French doors opening onto the terrace and gardens. A sitting room lies to the front of the house, while a cellar provides excellent storage beneath the drawing room.

At the heart of the home is a recently fitted kitchen with a central island, substantial corner fridge/pantry, and a full range of appliances including an oven, hob and four-oven AGA. The adjoining flagstone hallway provides access to a cloakroom, while a rear hallway connects to a spacious conservatory, pantry, utility room, and boot room/store—all of which lead through to a covered parking area. On the first floor, a central landing leads to four double bedrooms and a family bathroom. Each bedroom enjoys a picturesque countryside view surrounding the home.

The second floor comprises two further bedrooms, a large games room and bathroom. The house is surrounded by beautifully maintained gardens, mainly laid to lawn, with mature trees and planting providing privacy and a serene outlook. There is parking for multiple vehicles and several useful outbuildings.

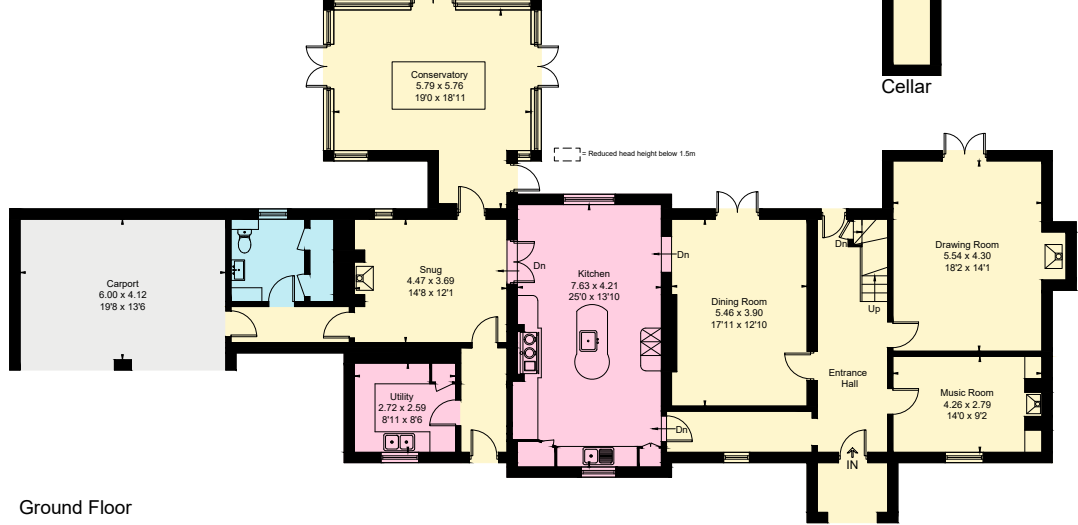




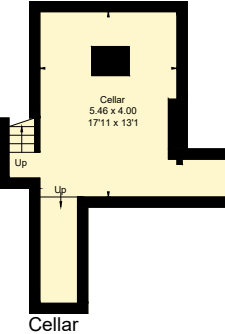
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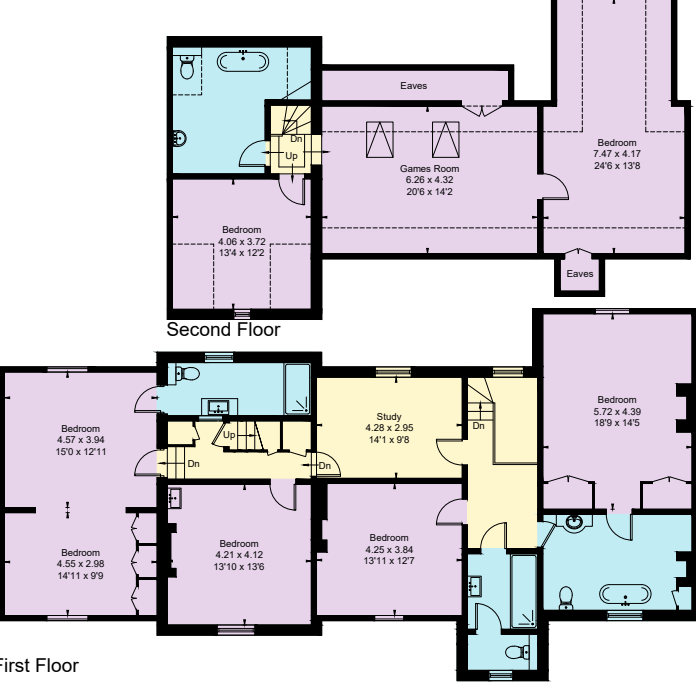
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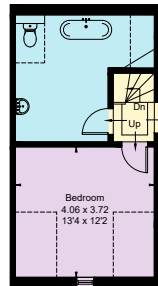
Ground Floor



Cellar



First Floor



Second Floor

Approximate Gross Internal Area
Main House = 432.0 sq m / 4650 sq ft
Cellar = 28.2 sq m / 303 sq ft
Outbuilding = 99.4 sq m / 1070 sq ft
Total Areas = 559.6 sq m / 6023 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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