

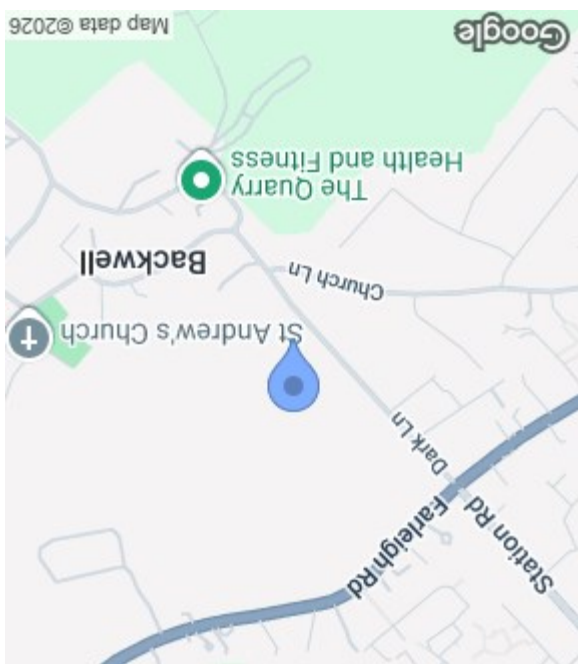
Tenure: Freehold
 Floor area: 2274.00 sq ft
 Tax Band: F
 Local Authority: North Somerset

For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure
 accuracy of the floor plan all measurements are
 approximate and no responsibility is taken for
 any error, omission or measurement.

Dark Lane,
 Backwell BS48 3NT
 Approx. Gross Internal Area
 2274.50 Sq.Ft - 211.30 Sq.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	Very energy efficient - lower running costs
C (69-80)	Very energy efficient - lower running costs
D (55-68)	Very energy efficient - lower running costs
E (39-54)	Very energy efficient - lower running costs
F (21-38)	Very energy efficient - lower running costs
G (1-20)	Very energy efficient - lower running costs
Not energy efficient - higher running costs	
Current	Potential
72	77



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

39 Dark Lane, Backwell, BS48 3NT
 £829,995



A truly special, 4 Bedroom detached family home which offers a generous amount of versatile & flexible accommodation, that was originally built in the 1930s but has since been updated and extended to create this wonderful and deceptively spacious home whilst sitting on a larger than average plot. Superbly positioned, being just a short walk to the local amenities and excellent schools in this sought after village, the property is presented for sale in first class condition throughout and boasts huge flexibility along with a stunning outlook to the rear. On the ground floor there are two Bedrooms - one with an En Suite, a Cloakroom, a Utility Room and a quite simply outstanding open-plan Kitchen/Living/Dining Room with Hive controlled under floor heating, Jotul woodburning stove & bi-folding doors to the rear garden. To add to the ground floor space you will find a stunning Studio and Office, also with underfloor heating. On the first floor, there is a generous landing area which can be used as a Sitting Room along with two further Bedrooms and a good-sized luxury Bathroom with separate Shower whilst externally, the front occupies a well-screened setting, with a gated drive leading to the house, plenty of driveway parking and an EV charging station / substantial carport. The rear garden is a very good size, amounting in all to approximately 0.23 acre and has been designed by OuterSpace, with well-established borders, mature planting, numerous productive Apple, Plum and Fig trees and a Walnut tree. There are raised beds planted with gooseberries, blackcurrants, raspberries, and rhubarb. An insulated Cedar wood double-glazed Summerhouse set to one side and a large double-glazed Cedar wood timber workshop-garden shed stands at the bottom of the garden. EPC rating - C.

Entrance Porch

Entrance Hall



Cloakroom

Guest Bedroom

16'6" x 12'1" (5.03m" x 3.68m")

Guest Suite

Bedroom 4

10'9" x 10'7" (3.28m" x 3.23m")

Kitchen/Living/Dining Room

34'2" x 25'10" (10.41m" x 7.87m")

Utility Room

Studio

14'7" x 11'3" (4.45m" x 3.43m")

Office

10'10" x 8'4" (3.30m" x 2.54m")

First Floor Sitting Room

Bedroom 1

18'3" x 12'3" (5.56m" x 3.73m")

Bedroom 3

12'3" x 10'6" (3.73m" x 3.20m")

Luxury Family Bathroom

Wonderful Gardens

