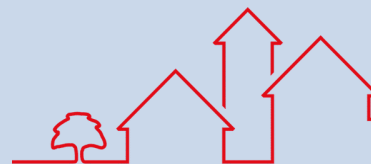




Cobblers Cottage Backwell Common, Backwell

Guide Price £450,000



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Estate Agents & Property Lettings



Cobblers Cottage Backwell Common

Backwell, Bristol

Cobblers Cottage is a truly charming 3-bedroom property located on Backwell Common, offering a delightful aspect with picturesque countryside views. A pretty lawn greets you at the front, leading to the entrance porch, which opens into a welcoming hallway. Here, you'll find useful storage space and access to the downstairs shower room/utility room.

The sitting room is full of charm, featuring an exposed brick wall, a bay window with wooden shutters, original wooden beams, and a cosy ambience—perfect for relaxing after a long day. To the rear, there's an additional lounge which maintains the same character that flows seamlessly into the cottage-style kitchen and offers lovely views over the garden. A rear porch provides access to the garden, making it an ideal spot for storing boots and coats after those refreshing countryside walks.

Upstairs, the charm continues with three well-proportioned bedrooms. There are two good-sized double bedrooms, a single bedroom, and a family bathroom, all maintaining the character and warmth of the home.

Cobblers Cottage Backwell Common

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Externally, the property boasts a driveway at the rear and a garage with a useful storage area, ideal for lawnmowers and garden equipment. The garden is a true delight, capturing the midday sun and offering stunning sunsets. It features a well-maintained lawn, a koi carp pond, and a patio area perfect for outdoor dining. Additionally, there's a side section where the current owners grow vegetables, along with convenient rear access and extra storage space.

Set in a beautiful location, surrounded by natural beauty, Cobblers Cottage is perfect for morning runs, dog walks, exploring the Exhibition Way cycle path, and enjoying the outdoors. It's also conveniently close to the train station, providing easy access to Bristol and the motorway gateways to the Southwest.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Porch

4' 3" x 3' 11" (1.30m x 1.20m)

Hall

10' 10" x 6' 3" (3.30m x 1.90m)

Shower/Utility Room

10' 2" x 5' 11" (3.10m x 1.80m)

Sitting Room

10' 2" x 14' 1" (3.10m x 4.30m)

Living Room

9' 10" x 14' 1" (3.00m x 4.30m)

Kitchen/Diner

11' 10" x 14' 5" (3.60m x 4.40m)

Landing

Bedroom 1

10' 2" x 14' 1" (3.10m x 4.30m)

Bedroom 2

7' 3" x 7' 7" (2.20m x 2.30m)

Bedroom 3

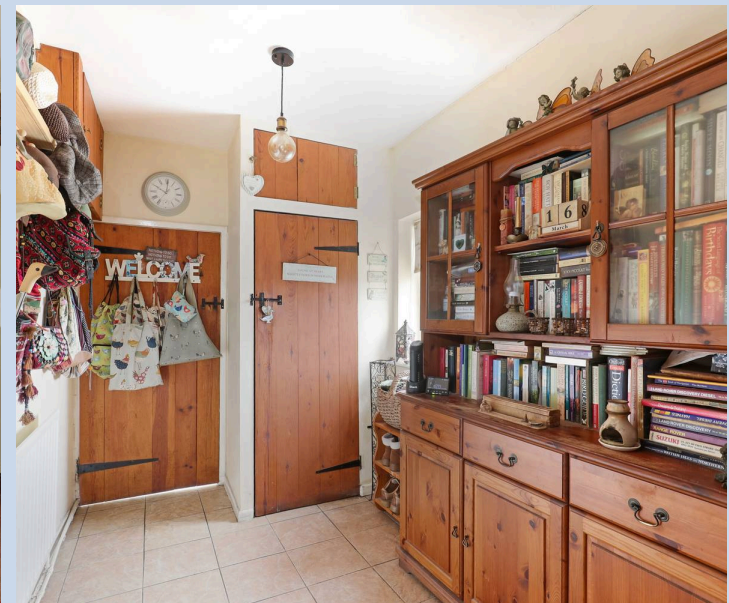
10' 2" x 7' 7" (3.10m x 2.30m)

Bathroom

10' 6" x 7' 7" (3.20m x 2.30m)

Garage

18' 1" x 12' 2" (5.50m x 3.70m)





FRONT GARDEN

REAR GARDEN

Garage

Single Garage

Off street

1 Parking Space

Location

Nestled in the North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the beauty of Backwell and discover the wonderful lifestyle it has to offer

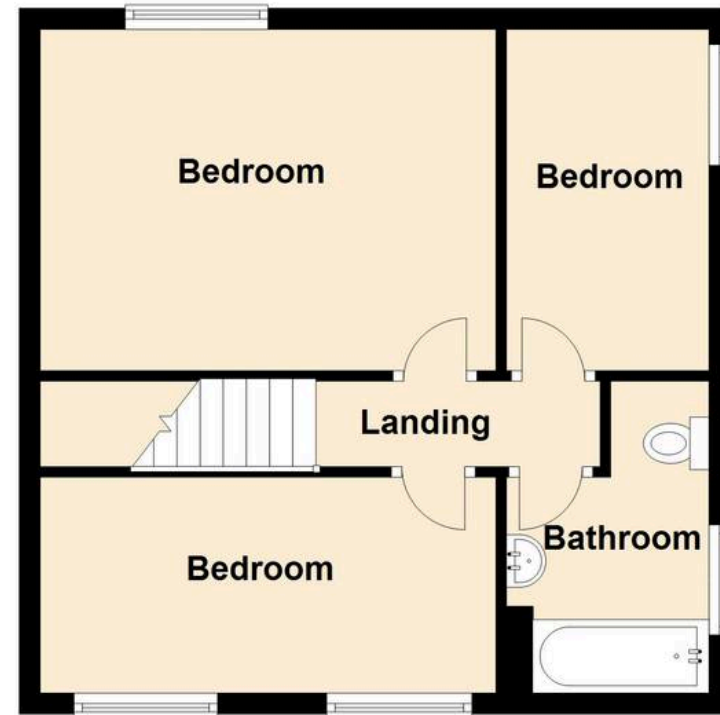




Ground Floor



First Floor



Cobblers Cottage, Backwell Common, Backwell



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

