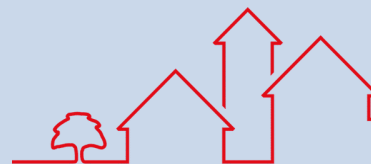




109 Church Lane, Backwell

Guide Price **£799,950**



Parker's

Estate Agents & Property Lettings



109 Church Lane

Backwell, Bristol

An exceptionally versatile four bedroom detached dormer bungalow, beautifully extended and occupying a sought-after position on Church Lane in the ever-popular village of Backwell. Offering generous and adaptable accommodation of over 2,200 sq ft, including a self-contained annex, the property is ideally suited to modern family living with excellent potential for multigenerational occupation, supplementary rental income, a home business or seamless integration into the principal house.

The property is well positioned close to a variety of attractive countryside walks, whilst remaining conveniently placed for the amenities and transport links that make Backwell such a desirable North Somerset village.

The accommodation is thoughtfully arranged and flows particularly well for both day-to-day living and entertaining. At the heart of the home is an impressive dining/family room with excellent proportions and direct access to the rear garden, creating a wonderful connection between inside and out. A separate lounge provides a more intimate reception space with the option to use as a bedroom, while the kitchen/breakfast room is well appointed and ideally positioned for family life.

The self-contained annex offers excellent flexibility, comprising its own bedroom, kitchen and office/living accommodation, making it perfectly suited for a dependant relative, guest accommodation, independent teenager, Airbnb-style letting opportunity or a dedicated workspace for those working from home.

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To the first floor are two generous double bedrooms, including one with a walk-in wardrobe, served by bathroom facilities and useful storage.

Externally, the property is equally impressive. The glorious south-facing rear gardens have been beautifully established and enjoy a high degree of privacy, featuring expansive lawns, a peaceful pond, mature planting and thoughtfully designed seating areas. A substantial timber al fresco dining area and patio create an ideal setting for outdoor entertaining and summer gatherings.

To the front, the property is enclosed and approached via a generous driveway providing ample parking for numerous vehicles, in addition to the integral garage.

A rare opportunity to acquire a highly adaptable home in one of Backwell's most desirable residential addresses.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Porch

Hallway

Dining/Family Room

28' 3" x 13' 3" (8.60m x 4.04m)

Kitchen/Breakfast Room

17' 3" x 13' 9" (5.25m x 4.20m)

Utility Room

9' 7" x 4' 10" (2.93m x 1.48m)

WC

Lounge

14' 2" x 11' 2" (4.33m x 3.40m)

ANNEX: Hallway

ANNEX: Bedroom

13' 3" x 11' 11" (4.05m x 3.63m)

ANNEX: Bathroom

8' 4" x 5' 5" (2.53m x 1.64m)

ANNEX: Kitchen

11' 9" x 9' 3" (3.57m x 2.82m)

ANNEX: Office

9' 3" x 8' 11" (2.82m x 2.72m)

Bedroom 1

15' 3" x 13' 8" (4.65m x 4.17m)

En-Suite 1

7' 7" x 6' 8" (2.31m x 2.02m)

Bedroom 2

15' 10" x 13' 0" (4.82m x 3.95m)

En-Suite 2

8' 2" x 4' 6" (2.50m x 1.38m)





Bathroom

9' 8" x 6' 9" (2.95m x 2.06m)

Garage

18' 1" x 8' 8" (5.51m x 2.64m)

Front Garden

Rear Garden

Off street

3 Parking Spaces

Backwell:

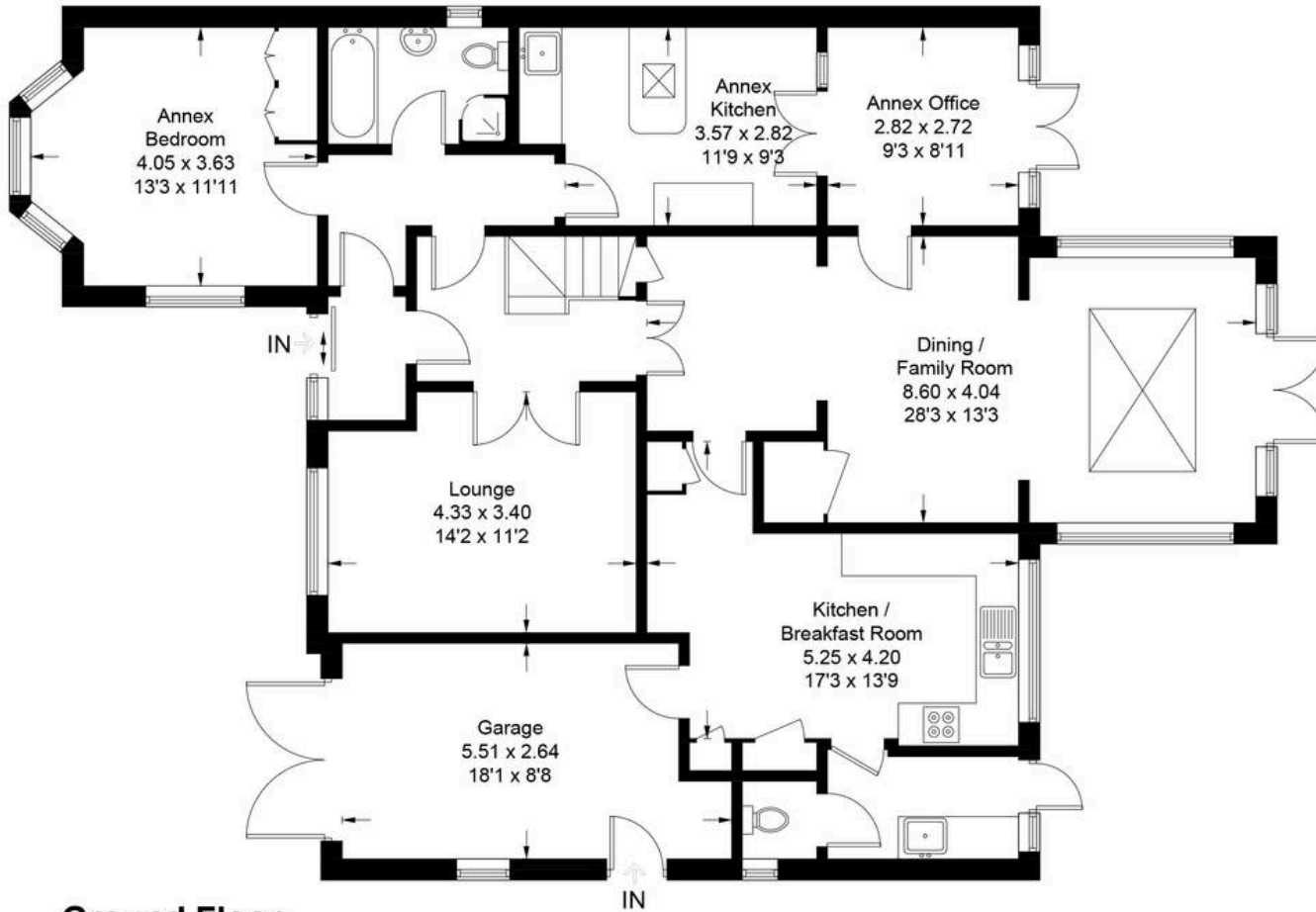
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families 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 idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.



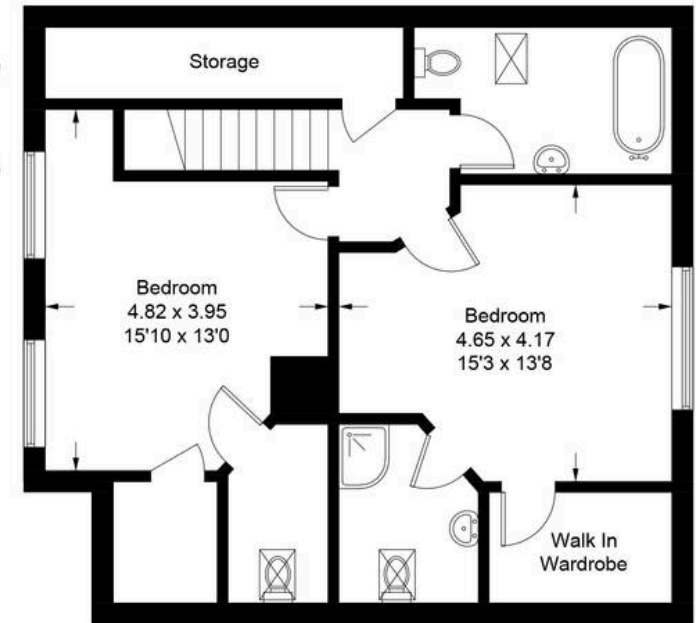


109 Church Lane

Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft
(Including Garage / Annex)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1300819
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.
Floor Plan Produced by EPC Provision



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.

