



THE MANOR HOUSE

Backwell, BS48



THE MANOR HOUSE, WEST TOWN BACKWELL, BS48 3BD

A delightful 18th century Grade II house with outbuildings including commercial kitchen, tennis court, paddock and lovely gardens situated on the outskirts of the village with views to Brockley Combe.



Local Authority: North Somerset Council

Council Tax band: G

Tenure: Freehold

Outside: Tennis court, former coach house/barn incorporating commercial kitchen, stores and office with large studio, paddock, generous parking. In all 2.4 acres.

Services: Biomass boiler supplies central heating to the house and barn; 40 solar panels located in paddock; Broadband: Plusnet; Mains drainage; Oil fired AGA

Guide Price: £1,495,000



THE PROPERTY

Architecturally, The Manor House is a very interesting house with the west elevation having two full height outer bays with pointed heads to the first floor windows, with Gothic glazing.

Internally, the house is both charming and elegant, and has a wonderful warm and friendly atmosphere where many of the features are retained from the periods in which the house was built, 1760 and extended in 1820. There are working window shutters, full height French windows, simple ceiling cornices, archways and a dresser in the breakfast room.









The present owners purchased the property in 1982 and have since extended the kitchen, built a substantial conservatory with central heating, and altered the first and second floors by adding bathrooms and shower rooms. Jetmaster fires have been installed and the breakfast kitchen which has an AGA, has a walk in pantry off.

From the drawing room, full height French windows open to the gardens. On the first floor, the principal suite and guest suite in particular, have lovely views to Brockley Coombe.







OUTSIDE

The gardens are a delight and well established. They have been designed by the present owner for all year around interest, colour and texture. There are shaped beds and borders planted with a variety of spring flowers, raised stone beds, flowering shrubs and classic English plants. There are climbers including Clematis, roses, and a Wisteria adorns one elevation of the barn. Ornamental shrubs and mature trees intersperse the lawns. There are large flagstone areas outside the conservatory, further lawns are bisected by pathways set against old stone high walls, and fruit trees include apple, pear and plum. Small stone and tile outbuildings include a log store, potting shed, and garden store. The Manor House has two vehicular entrances. One to the rear elevation, and the other, to a turning circle planted with Lavender beds, leading to a large parking area for a number of vehicles, beside the large detached barn.





The barn was extended from a former coach house and incorporates a large commercial kitchen with free standing equipment, store rooms, wc. and office. Above, is a large room with central heating ideal for use as a home office, studio, or conversion to ancillary accommodation, subject to any planning consents. Adjoining the barn is an especially constructed outbuilding housing the biomass boiler which supplies central heating to the house and the barn.

Beside the turning circle is a small paddock or wild meadow and adjoining, screened by high dense hedgerow, is an En Tout Cas tennis court.







SITUATION & DIRECTIONS

Westend is situated on the western outskirts of Backwell village, and includes a cluster of cottages and farmhouses with an outlook to the wooded hills of Brockley Combe. Backwell has a thriving community with shops including a supermarket, post office/stores, medical and dental practices, a church, village hall, primary school and the well respected Backwell Community School. There is an excellent choice of private schools in Bristol, and The Downs Preparatory School at Wraxall.

Directions (BS48 3BD)

On leaving Backwell from the Bristol direction on the A370 turn into Chelvey Road. After a few yards take the first single track on the right hand side. This leads to both entrances to the Manor House on the right hand side.





Manor House

West Town, Backwell Bristol BS28 3BD

Gross Internal Area (Approx.)
Main House = 373.3 sq m / 4018 sq ft
Cellar = 17.4 sq m / 187 sq ft
Outbuilding = 178.6 sq m / 1922 sq ft
Total Areas = 569.3 sq m / 6127 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #1294534

Approximate Gross Internal Area = 569.3 sq m / 6127 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. (ID767266)

We would be delighted
to tell you more.

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