



# BACKWELL

BS48



# BACKWELL COURT, BS48 3AE

A beautifully presented country house and detached cottage, surrounded by landscaped gardens, grounds and a copse, situated in a lovely private setting adjoining farmland with wonderful views.



Local Authority: North Somerset Council

Council Tax band: F

Tenure: Freehold

Detached 2 bedroom cottage, two carports, delightful gardens, studio/workshop and gym. Set in 1.74 acres.

Services: Mains water, electricity and drainage, oil central heating, underfloor heating, security system, double-glazed. Broadband provider: Starlink

**£1,950,000**



## THE PROPERTY

Backwell Court is situated in a stunning and private setting adjoining open farmland, with superb and extensive views towards the grounds of Tyntesfield to the northeast and the woods of Backwell Hill to the south. It lies within the green belt and is approached via a long, sweeping drive through a stone-pillared, gated entrance.

Although the property resembles a much older period house, the present owner purchased the site and the building then on it in 2005, rebuilt that property to create the present Cottage, and constructed Backwell Court in 2009. The buildings are finished to an exceptionally high standard, with emphasis on energy efficiency, insulation, and low maintenance. Reclaimed stone and pantiles have been used and the elevations of Backwell Court have stone quoins.









Backwell Court is extremely well presented and enjoys wonderful open views over its grounds in all directions. There is underfloor central heating throughout, and part of the ground floor is laid with porcelain tiles. Hardwood windows are fitted with double-glazed units. The sitting room features a hand-carved stone fireplace and has provision for installing a log-burning stove. The breakfast kitchen is fitted with walnut units, and integrated appliances include a Rangemaster cooker with induction hob, dishwasher, separate fridge and freezer, and a wine cooler. The utility room is adjacent to the kitchen and has matching units. From the dining area, bifold doors open onto a partly covered stone-paved terrace overlooking the grounds, designed for entertaining.

On the first floor, the large principal suite includes a well-appointed en-suite bathroom with separate shower, an en-suite dressing room, and a bedroom with bifold doors opening onto a balcony with extensive views. There are four further bedrooms, one with an en-suite shower room, and a family bath/shower room.







## THE COTTAGE

The Cottage is self-contained, centrally heated, and finished to the same high standard as the main house, also enjoying lovely views. The sitting room features a carved stone fireplace with a log-burning stove, and the breakfast kitchen is fitted with a range of units, separate fridge and freezer, oven with hob, and a dishwasher. There is a bathroom on the ground floor, while the first floor comprises a double bedroom and a small single bedroom. Outside, there is parking and a designated area of garden.

### Detached Garage Block

Lying behind the house is a detached stone and pantile garage block, constructed in the same style as the house and cottage, incorporating two carports, studio/workshop, gym and cloakroom.

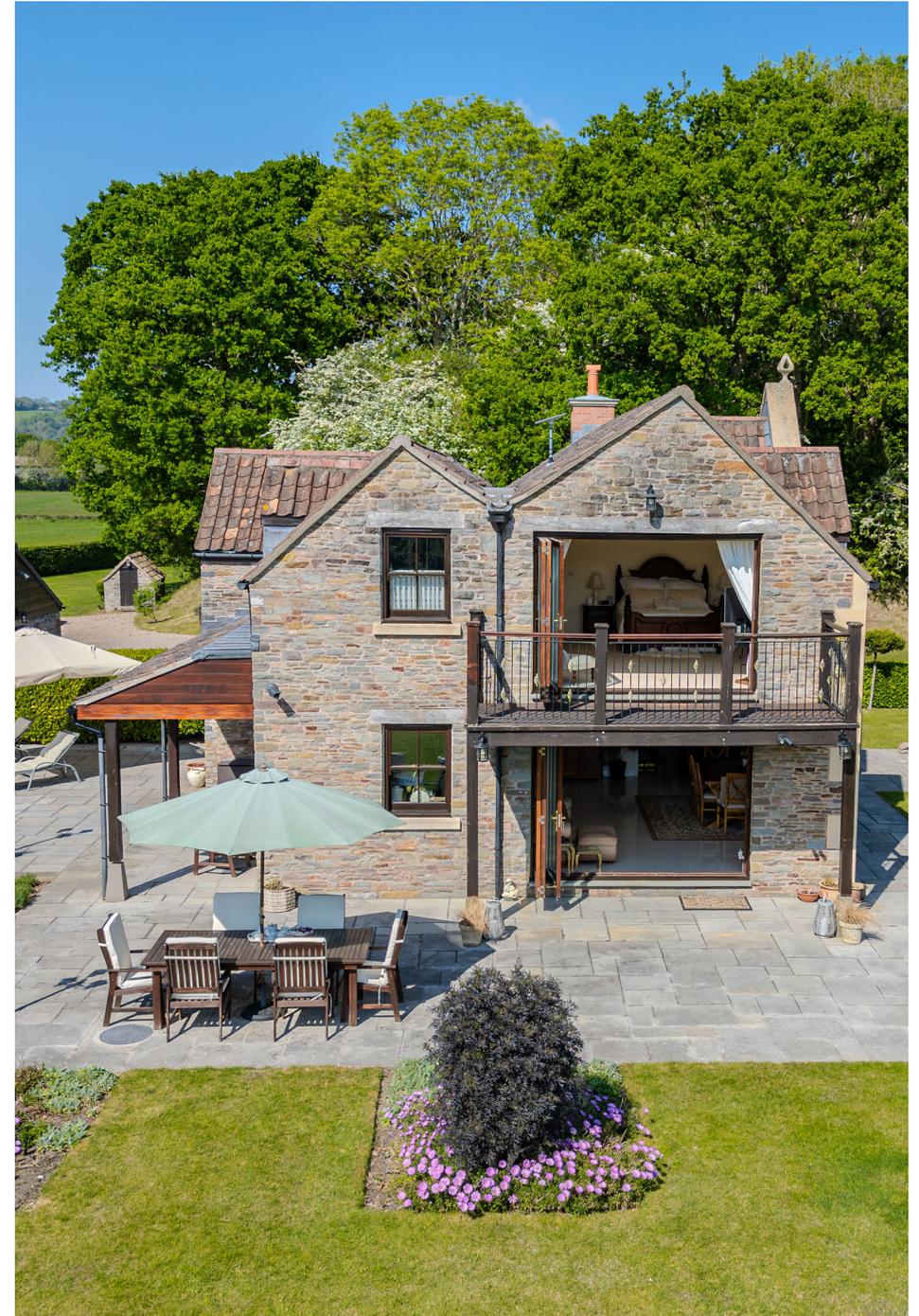




## GARDEN AND GROUNDS

The garden and grounds are a delight and have been professionally designed and landscaped for interest and ease of maintenance. Solid timber gates on stone piers open to a long sweeping drive passing the house to a large parking area in front of the garage block.

Around the gardens and grounds which are bordered by mature mixed and beech hedgerows, are shaped large expanses of lawn interspersed with ornamental and specimen trees, including silver birch, inset beech hedgerows, and beds planted with flowering shrubs, topiary bay trees, and lavender borders. A rear pergola overlooks the circular lawn, with a southwest stone entertaining area and a northeast tree-planted tump forming a copse.



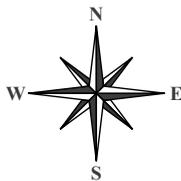


# Backwell Court



Total area =  
1.74 acres approx.

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Date: 21:01:26  
Drawn By: CW  
Scale: 1:1000 @ A4  
Plan Ref: 20694

Title  
**Backwell Court**

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# Backwell Court

## Backwell Common, Bristol

Gross Internal Area (Approx.)  
 Main House = 220 sq m / 2,369 sq ft  
 Cottage = 89 sq m / 960 sq ft  
 Garage/Outbuilding = 58 sq m / 624 sq ft  
 Total Area = 367 sq m / 3,953 sq ft



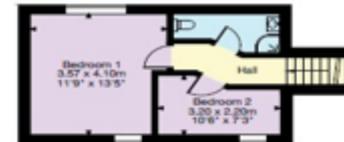
First Floor



Garage / Outbuilding



Ground Floor  
Main House



First Floor



Ground Floor  
Cottage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vault/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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