



Cider House, Backwell Common

Backwell, Bristol

A well presented presented substantial country home with 4-bedroom main house, 2-bedroom annexe and extensive outbuildings, set in secluded gardens with superb far-reaching views.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3,853 sq ft in total including annexe and outbuildings
- Four-bedroom detached former cider works
- Self-contained two-bedroom Cider Barn
- Idyllic edge-of-Backwell Common setting
- Far-reaching views across open countryside
- Three reception rooms plus conservatory
- Established private gardens and 0.86 acres of grounds
- Garage, substantial workshop and first-floor office
- Extensive driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 106 mins)

(All distances/times approx.)





Cider House, Backwell Common

Backwell, Bristol

Cider House occupies a wonderfully secluded position on the edge of Backwell Common, surrounded by established gardens and enjoying far-reaching views across the North Somerset countryside. Despite its rural setting, Backwell, Nailsea and Bristol are all within easy reach, together with the mainline railway station and Bristol Airport.

Originally part of the historic cider works built for Lord Wraxall and set within the former grounds of Grade II listed Cider Farm, the property retains plenty of reminders of its past. Today it provides a substantial and highly flexible home, with a four-bedroom main house, separate two-bedroom Cider Barn and an extensive two-storey outbuilding providing a garage, workshop and office.

A covered entrance opens into a welcoming hallway, with the dark timber staircase immediately giving a sense of the character found throughout the house. From here, doors lead into the principal reception rooms, with a cloakroom conveniently positioned to one side.

The main sitting room is an impressive space, with windows providing plenty of natural light and views over the gardens. At its heart is a substantial stone fireplace with a wood burning stove and timber mantel. There is a separate conservatory, providing another generous seating area with views over the garden and doors leading outside.

Adjacent to the sitting room is the dining room, with windows to two sides and glazed double doors opening outside. A good-sized and flexible space, it could equally be used as a family room or additional sitting room if preferred.

The kitchen/breakfast room has a warm, traditional feel, with terracotta tiled flooring and timber-fronted cabinetry providing plenty of storage. There are extensive tiled work surfaces, a central island incorporating additional storage and cooking facilities, and built-in ovens, while a fitted bench beneath the windows creates a particularly pleasant place for everyday dining.



A doorway from the kitchen leads into the dining room, allowing the two spaces to work particularly well together when entertaining, while the utility room provides additional storage and laundry facilities away from the main kitchen.

The staircase rises to a long first-floor landing, off which are four bedrooms. The principal bedroom is an impressive double-aspect room, with exposed roof timbers adding character and views over the gardens and surrounding countryside. It also has the benefit of a spacious en-suite bathroom.

There are three further well-proportioned bedrooms, while the particularly spacious family bathroom has a bath, separate shower, bidet and substantial vanity storage.

Outside

The gardens and setting are a particular feature of Cider House. The house sits within established grounds, with extensive lawns surrounded by mature trees, hedging and planting providing a high degree of privacy. A broad paved terrace adjoining the house provides plenty of space for outdoor dining and seating, while the open countryside beyond creates wonderful far-reaching views.

A large, gravelled driveway provides parking for numerous vehicles and gives access to the additional outbuildings. These include a garage and substantial adjoining workshop, each extending to around 30 ft, with a similarly sized office occupying the floor above the garage. Together they provide an exceptional amount of space for cars, storage, hobbies or working from home, with further potential subject to any necessary consents.





Cider Barn, Backwell Common

Set separately from the main house, Cider Barn provides an excellent self-contained two-bedroom annexe with its own driveway and private garden. This independence makes it particularly well suited to extended family, guests or continued use as a rental property.

The ground floor has a generous living room with exposed roof timbers and glazed doors opening outside, together with a separate kitchen/dining room. The kitchen is fitted with a range of light-coloured units and includes a breakfast bar, while still leaving plenty of space for a dining table.

Also on the ground floor is a double bedroom and bathroom, allowing the annexe to provide largely single-level accommodation if required. A second bedroom occupies the first floor beneath the eaves.

Location

Backwell Common occupies an attractive rural position between the popular village of Backwell and the town of Nailsea, surrounded by open North Somerset countryside yet within easy reach of an excellent range of amenities. Backwell has well-regarded primary and secondary schools whilst there are an excellent choice of private schools in Bristol as well as The Downs Prep school at Wraxall (2.4 miles). It also offers local shops and a sports centre, while Nailsea offers more comprehensive shopping and leisure facilities, including Waitrose, a library, health and sports centres, pubs, cafés and restaurants. Nailsea & Backwell railway station is approximately 1 mile away, with regular services to Bristol Temple Meads (from 9 minutes) and direct services to London Paddington (from around 106 minutes). Bristol Airport is approximately 7.5 miles away and Junction 20 of the M5 at Clevedon is within approximately 5 miles.





Ground Floor



First Floor



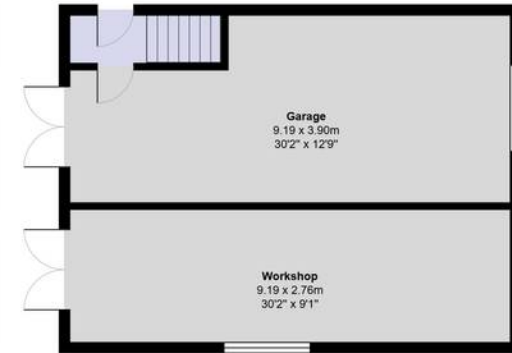
Barn, Ground Floor



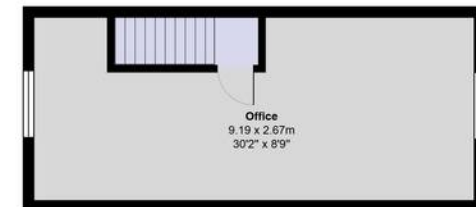
Barn, First Floor

Cider House, Backwell Common, Backwell, BS48 3AD

Main House Internal Area (excluding barn and garage) 194.2 sq m / 2091 sq ft
 Garage Outbuilding Internal Area 97.6 sq m / 1051 sq ft
 Barn Internal Area 94.4 sq m / 1016 sq ft
 Total Area 383.4 sq m / 4127 sq ft



Outbuilding Ground Floor



Outbuilding First Floor

Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.