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Holly Cottage
Backwell

 Peter Creatorex



A characterful family home
in a secluded location

OFFERS IN EXCESS OF
£750,000



Overview

Holly Cottage is a secluded and character-filled home on Backwell Hill combining period features with modern comforts across two spacious floors. Set within beautifully landscaped private gardens, it also offers a summerhouse office, double garage and is available with no onward chain.

Inside, the cottage blends character features with exposed stone walls, oak beams, wooden floors, and period fireplaces with modern conveniences.

The ground floor includes a welcoming entrance hall, a large kitchen with stone worktops, Aga, and central island, a cosy sitting room with an inglenook fireplace and log burner opening to the garden, a utility room with courtyard access, a generous bedroom, cloakroom, and shower room.

Upstairs, the bright principal suite features a bay window, dressing area, en-suite bathroom with roll-top bath, and mezzanine overlooking the sitting room. A further spacious bedroom and additional shower room provide extra accommodation.







Key features

- Attractive, quietly positioned country residence
- Entrance hall with exposed stone wall,
- Spacious kitchen with built-in appliances
- Sitting room with inglenook fireplace and French doors to the garden
- Utility room with access to courtyard, log store, and shed
- Three bedrooms including ground floor double bedroom
- Ground floor cloakroom and separate shower room
- Principal bedroom suite with bay window, dressing area, en-suite bathroom with roll-top bath, and mezzanine
- South facing landscaped private gardens, summerhouse/home office and double garage
- wooden floors, and rustic beams
- No onward chain

Overall, Holly Cottage combines charm, character, and modern convenience in a tranquil countryside setting.

Location

Backwell is a popular village in North Somerset, situated between Bristol and Weston-super-Mare, offering a balance of countryside living with excellent connectivity.

Backwell also benefits from well-regarded local schools, village amenities, and access to countryside walks, making it highly desirable for commuters and families alike.

Transport links:

- Rail: Nailsea and Backwell railway station provides direct services to Bristol Temple Meads (approx. 15 minutes), Weston-super-Mare, and connections to London.
- Airport: Bristol Airport is around a close at hand, offering extensive UK and international flights.
- Road: Easy access to the A38 into Bristol and A370 for Bristol, Weston-super-Mare, and the M5 motorway (Junction 21).

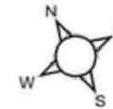
KEY FACTS

- Tenure: Freehold
- Council: North Somerset Band F
- Mains water and electricity
- Oil central heating
- Private drainage - septic tank
- EPC rating E



Floorplan

Holly Cottage The Batch, Backwell, Bristol, North Somerset
 Approximate Gross Internal Area
 Main House = 2082 Sq Ft/193 Sq M
 Garage = 236 Sq Ft/22 Sq M
 Summer House = 260 Sq Ft/24 Sq M
 Total = 2578 Sq Ft/239 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



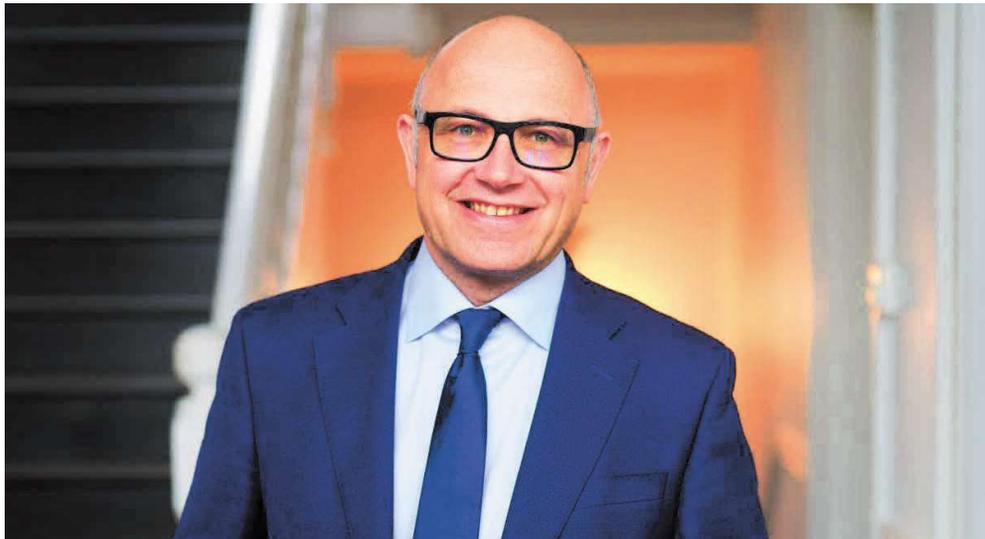
For more information please
get in touch with our team

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Your home deserves
extraordinary.



Buyer Verification Checks – Legal Requirement

Please note that, in accordance with UK Anti-Money Laundering (AML) regulations, all buyers whose offer is accepted must undergo identity (ID), AML, and source of funds verification before the sale can proceed. These checks are a legal requirement and ensure compliance with current legislation. The cost for this service is £45 plus VAT per person, payable by the buyer.

We will contact you with full instructions once an offer has been agreed.

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