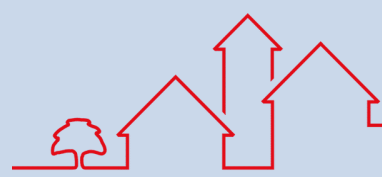




Cider House Backwell Common, Backwell

Guide Price £1,400,000



Parker's

Estate Agents & Property Lettings



Cider House Backwell Common

Backwell, Bristol

Formerly a historic cider works of Lord Wraxall, this exceptional four-bedroom detached country residence, Cider House, sits within the original grounds of the listed Grade II building, Cider Farm, the original farmhouse.

The property enjoys a wonderfully secluded position on the edge of Backwell Common. Set amidst rolling countryside, benefiting from far-reaching, uninterrupted views and offering an enviable blend of rural tranquillity and refined living.

The house is complemented by an excellent range of ancillary accommodation, including a garage, office and substantial workshop, ideal for a variety of uses and potential re-development subject to the necessary consents.

Of further particular note is the beautifully appointed self-contained annex, Cider Barn, discreetly arranged with its own private driveway and garden, currently producing an annual income in the region of £17,400. This provides a valuable income stream while also offering flexibility for guest accommodation, multigenerational living, or continued rental use. There is a lapsed, granted, planning application for the construction of a further garage and en-suite adjoining the barn, presenting an exciting opportunity for enhancement.

Cider House Backwell Common

Backwell, Bristol

Internally, Cider House is steeped in character and charm, with a wealth of period features thoughtfully retained and enhanced by tasteful modern updates. The accommodation is both elegant and versatile, extending to four well-proportioned bedrooms and a series of inviting reception spaces that lend themselves equally to relaxed family living and more formal entertaining. The kitchen is particularly well considered, combining practicality with style, and forming the heart of the home.

Externally, the gardens and grounds are a defining feature of the property. Beautifully established and thoughtfully maintained, they provide a sense of privacy and seclusion, framed by mature trees and a rich variety of planting. Expansive lawned areas offer ample space for outdoor pursuits, whether for recreation, gardening, or simply enjoying the peaceful surroundings, all set against a backdrop of open countryside.

A generous driveway provides extensive off-road parking for multiple vehicles, further enhancing the practicality of the home. Despite its idyllic rural setting, the property is superbly positioned for access to the nearby amenities of Backwell, Nailsea and the city of Bristol, as well as excellent transport links including the nearby Bristol International Airport and mainline railway station, making it an ideal choice for those seeking a distinguished country residence without compromising on connectivity.



Living Room

21' 5" x 14' 4" (6.53m x 4.38m)

Hallway

11' 6" x 12' 0" (3.50m x 3.67m)

Conservatory

14' 0" x 13' 0" (4.27m x 3.97m)

Reception

12' 10" x 12' 0" (3.90m x 3.65m)

Wc

5' 8" x 4' 4" (1.73m x 1.31m)

Utility

9' 7" x 6' 9" (2.92m x 2.07m)

Landing

22' 4" x 4' 1" (6.81m x 1.24m)

Bathroom

11' 10" x 11' 2" (3.60m x 3.41m)

Bedroom 1

17' 9" x 12' 2" (5.41m x 3.71m)

Bedroom 2

13' 6" x 10' 0" (4.12m x 3.04m)

Bedroom 3

10' 8" x 10' 0" (3.26m x 3.06m)

Bedroom 4

12' 2" x 10' 8" (3.72m x 3.26m)

En-Suite

12' 4" x 8' 10" (3.75m x 2.68m)

Garage

30' 2" x 12' 10" (9.20m x 3.90m)

Office

30' 3" x 12' 10" (9.21m x 3.90m)



Workshop (Garage)

30' 3" x 9' 1" (9.21m x 2.77m)

Hallway (Barn)

9' 9" x 7' 11" (2.96m x 2.41m)

Bathroom (Barn)

9' 10" x 6' 0" (3.00m x 1.84m)

Bedroom 1 (Barn)

14' 1" x 11' 5" (4.28m x 3.47m)

Kitchen (Barn)

15' 1" x 11' 9" (4.61m x 3.59m)

Living Room (Barn)

19' 9" x 11' 7" (6.02m x 3.53m)

Bedroom 2 (Barn)

12' 1" x 11' 2" (3.68m x 3.40m)





REAR GARDEN

YARD

Driveway

5 Parking Spaces

Council Tax band: F

Tenure: Freehold

EPC Energy Rating: D

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.



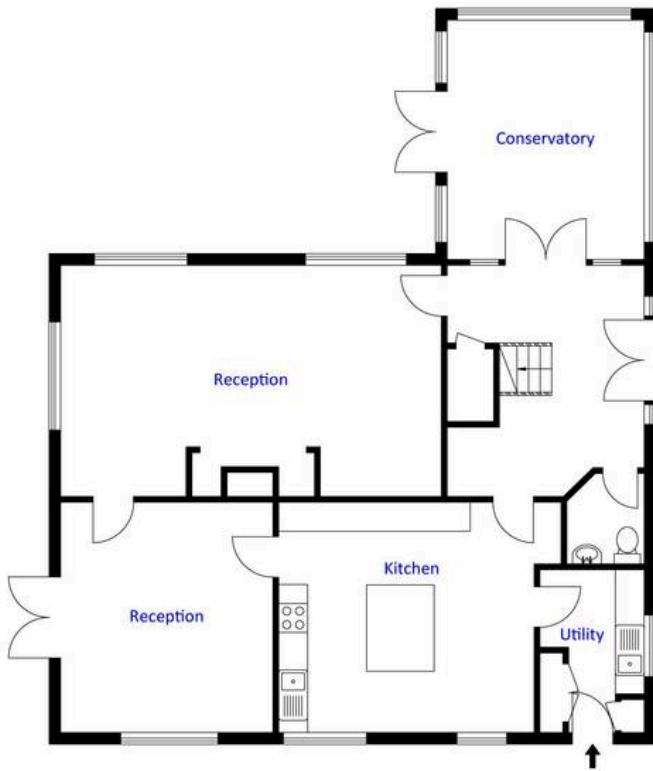


Cider House, Backwell Common, Backwell

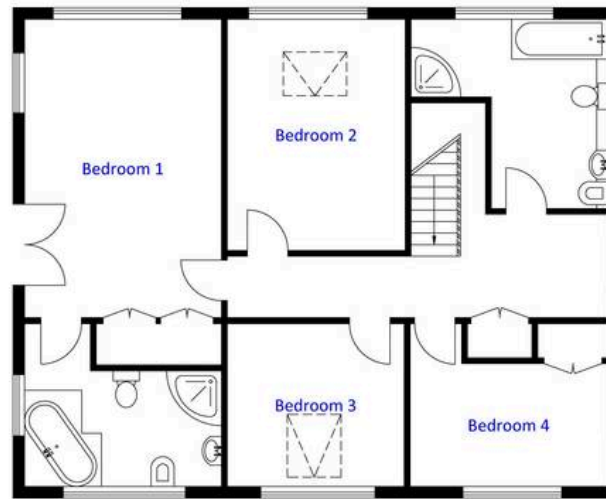
Approx. Gross Internal Area

2963.50 Sq.Ft - 275.30 Sq.M

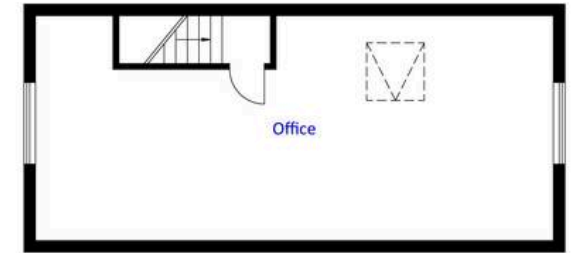
(Total area Includes Garage/Workshop/Office)



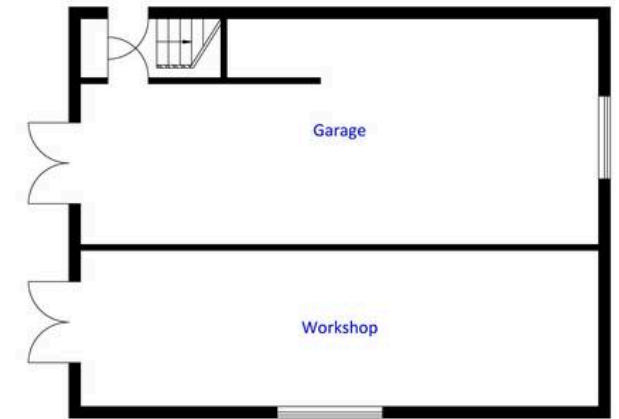
Ground Floor



First Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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.



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.

