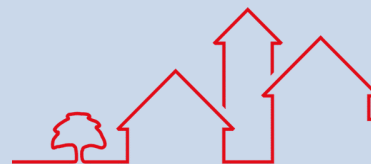




Old Field House Chelvey Road, Backwell

Guide Price £985,000



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Estate Agents & Property Lettings



Old Field House Chelvey Road

Backwell, Bristol

This exceptional five-bedroom detached former farmhouse, believed to date back to the 1700s and owned by the same family since 1958, presents a rare opportunity to acquire a substantial and beautifully maintained period home.

Sympathetically extended and modernised throughout, the property offers in excess of 4,000 square feet of versatile accommodation (including garages and outbuildings), making it ideal for dual occupation, working from home, or those seeking small business opportunities. Idyllically situated in a quiet hamlet just minutes from the sought-after village of Backwell, the house is perfectly positioned for access to highly regarded local schools, shops, and amenities.

The characterful interior seamlessly blends original features such as window seats, fireplaces, picture rails, and latch doors with the comforts and convenience of modern living. Individual by design, the extensive accommodation comprises three inviting reception rooms, a spacious kitchen/dining room, a conservatory, a preparation kitchen/utility room, a sun room, a workshop, and a cloakroom.

Upstairs, five well-proportioned bedrooms and three bathrooms provide ample space for family and guests. The property also benefits from garaging for five cars and driveway parking for multiple vehicles (ideal for larger households or visitors).

This is a home that offers both practicality and charm in equal measure. Its location is particularly well-suited to commuters, with superb public transport links for bus and rail travel, easy access to the motorway network, the Festival Way cycle path, and Bristol International Airport all within easy reach. Families

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will find the location especially appealing, with a leisure centre, parks, and a selection of highly regarded schools nearby.

This is a truly individual property that combines the appeal of a traditional farmhouse with the flexibility and features demanded by modern lifestyles, offering a unique blend of history, space, and convenience in a peaceful rural setting. Early viewing is highly recommended to fully appreciate the scale, versatility, and character of this remarkable, fully double glazed and centrally heated home.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Porch

Original Entrance Hall

Stairs to first floor accommodation. Doors to Sitting Room, Snug and Preparation Kitchen.

Sitting Room

Exposed stone inglenook fireplace with wood burning stove. Recessed window seat.

Snug

Exposed stone fireplace with inset wood burner. Recessed window seat. Door to Drawing Room.

Drawing Room

Feature exposed stone wall and feature fireplace. Door to Dining Room.

Dining Room

Three full height fitted cupboards, one housing 'Worcester' floor standing oil fired boiler. Door to conservatory and opening to kitchen.

Conservatory

Of dwarf wall and UPVC double glazed construction. Kardean flooring, ceiling light fitting and French doors opening to rear garden.

Kitchen

Fitted with an extensive range of quality wood fronted wall and base units with Granite work surfaces and upstands. Inset one and a half bowl sink and drainer with mixer tap. Built in eye level electric double oven and induction hob with extractor above. Integrated dishwasher and washing machine. Housing for American style fridge/freezer.

Preparation Kitchen/Utility

Fitted with a range of base units with inset stainless steel sink and drainer. Oil fired Aga. Three built in storage cupboards, one housing an immersion tank. Door to sun room and door to reception hall.





Sun Room & Utility Room

Under a tall pitched roof with polycarbonate inserts. Door to driveway and opening to the utility room which is fitted with a Belfast sink and work surfaces. Velux window and door to workshop.

Workshop

Floor standing, oil fired 'Worcester' boiler. Original wooden door opens on rear courtyard.

Reception Hall

Entered via hard wood door from at the rear of the property. Vaulted ceiling and stairs to first floor accommodation. Doors to sun room and dining room. Door to cloakroom.

Cloakroom

Fitted with a white suite comprising; concealed cistern low level W.C and wall mounted wash basin. Quality vinyl tile floor covering and upright radiator.

Landing

Loft access. Doors to bedrooms three and five and family shower room.

Bedroom 3

Built in wardrobes. Recessed window seat with glorious views.

Bedroom 5

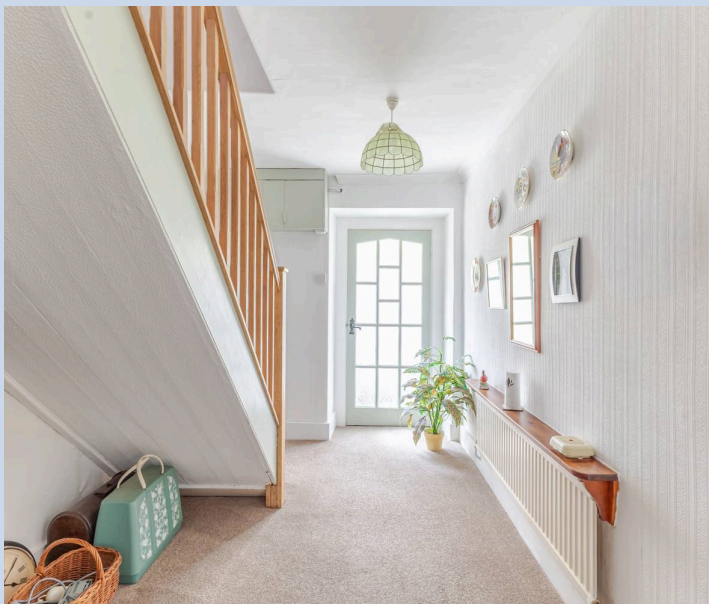
Built in wardrobes. Recessed window seat with far reaching views.

Family Shower Room

Feature vaulted ceiling and exposed beams. Fitted with a white suite comprising; walk in shower unit with electric shower and a range of vanity units with Corian basin and countertop plus concealed cistern low level W.C. Radiator, vinyl floor covering and Velux window.

Second Landing

Loft access. Airing cupboard housing hot water tank. Doors to bedrooms one, two and four and family bathroom.





Principal Bedroom

Built in wardrobes. Access to En Suite Shower Room. Views across adjoining countryside.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; walk in shower cubicle with mains fed shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Wall mounted cabinet with feature lighting. Heated towel rail, tiled floor and extractor.

Bedroom 2

Built in wardrobe with walkway that connects the old part with the new. Recessed window seat with views over surrounding countryside.

Bedroom 4

Built in wardrobes. Far reaching views towards Nailsea.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath, shower cubicle with mains fed shower, pedestal wash basin and low level W.C. Radiator and window to rear.

Garden

Glorious walled and naturally hedged, mature gardens comprising of patios and pathways, lawns and fruit trees. There is established vegetable garden as well as an abundant borders. A timber summer house and useful outside W.C.

Driveway: 8 Parking Spaces, extensive Tarmac and block paved driveway.

Double garage 1: 2 Parking Spaces with electric roller door and power connected.

Garage: Single Garage, up and over door with power connected.

Double garage 2: 1 Parking Space, 2 up and over doors.





Chelvey Road, West Town, Backwell, Bristol, BS48

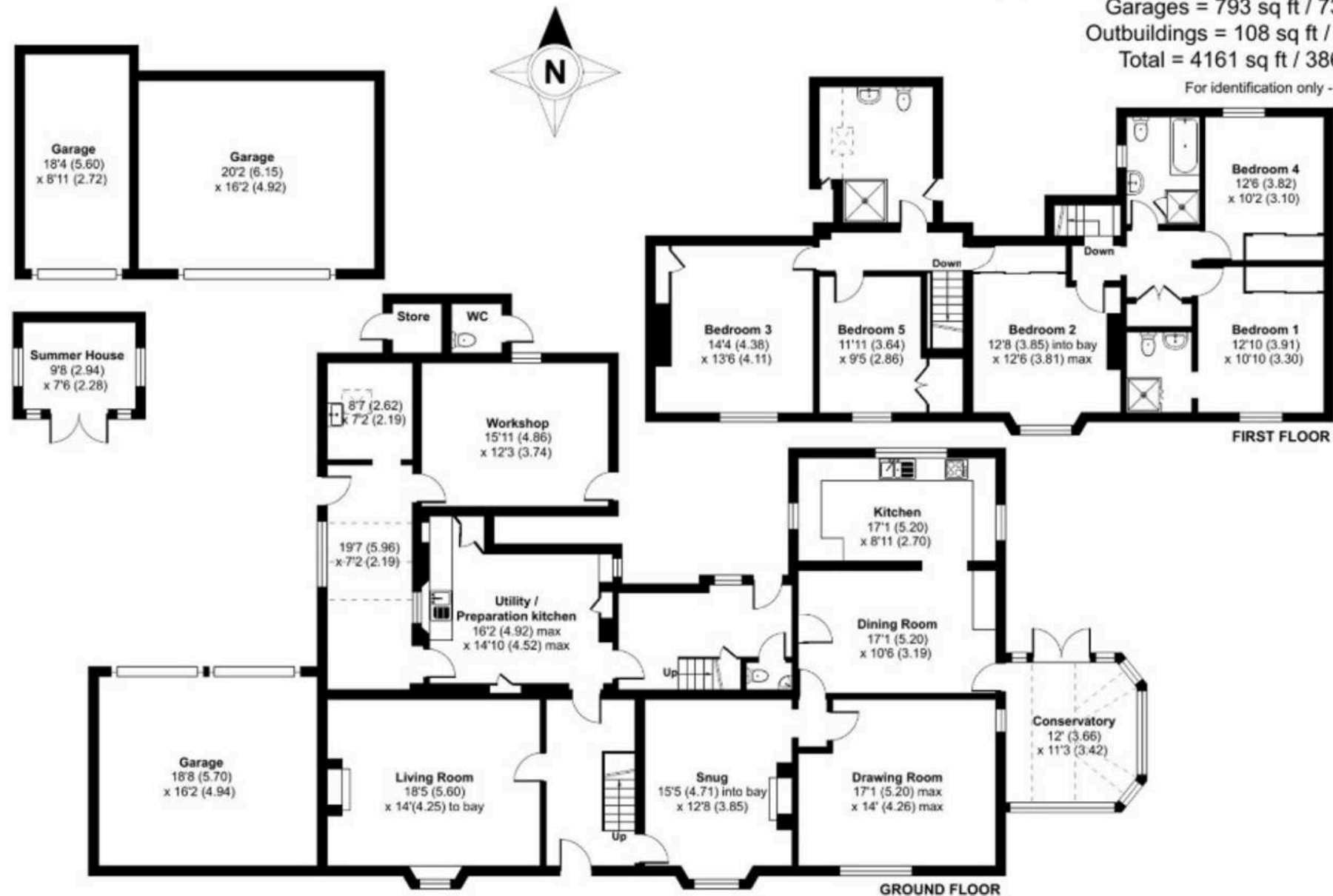
Approximate Area = 3260 sq ft / 302.8 sq m

Garages = 793 sq ft / 73.6 sq m

Outbuildings = 108 sq ft / 10 sq m

Total = 4161 sq ft / 386.4 sq m

For identification only - Not to scale





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.

