



**68 Church Lane**  
Backwell, Bristol, BS48 3JJ





## 68 Church Lane

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**A charming, detached, south facing, family home with stunning wrap around gardens, double garage, abundant parking and far-reaching views.**

Charming, detached, 1930s family home of abundant character | Farmhouse kitchen with range cooker and fantastic views | Open plan, bay dining / family room | Period, bay sitting room | Light and bright conservatory with garden access | Principal suite, three further double bedrooms and a family bathroom | Well stocked and mature, wrap around gardens with orchard, lawns, terraces and ponds | Private drive, large double garage and abundant parking for multiple vehicles | Prime, peaceful and tranquil location on Church Lane | No onward chain | EPC: C

### Situation

Church Lane is Backwell's most desirable lane and enjoys a quiet, idyllic, tucked away setting that perfectly balances village charm with exceptional connectivity. This established and sought-after address places you within easy reach of Bristol's vibrant city centre, while Bristol Airport is conveniently close for both business and leisure travel. For commuters, Nailsea & Backwell train station offers direct links into the city and beyond, and the nearby M5 ensures effortless access to the wider region.

Backwell itself is renowned for its strong sense of community and outstanding schooling. Backwell Church of England Primary School, rated Ofsted Good, is quite literally on the doorstep, while the highly regarded Backwell School continues to be a major draw for families seeking excellent secondary education. A number of well-respected independent schools are also within easy reach, including The Downs Preparatory School and Sidcot School, alongside the wide selection of prestigious Bristol independents.







Daily life here is both convenient and enjoyable. Independent cafés such as Rooted Coffee Company and Hopper Coffee provide welcoming spaces to meet and unwind, while The Quarry Health and Fitness offers superb facilities for wellbeing. The village is also home to a selection of excellent pubs, with The Rising Sun and The George both offering a welcoming atmosphere and excellent cuisine.

#### For Sale Freehold

Occupying an enviable, elevated position along one of Backwell's most distinguished lanes, this is an elegant, 1930s, detached family home of considerable charm with a sunny south facing orientation. This home exudes timeless character, thoughtfully enhanced over the years while preserving a wealth of original period features. Notable details include a striking Arts & Crafts staircase, impressively high ceilings with coving and ornate ceiling roses, picture and dado rails, panelled internal doors, beautifully profiled ogee skirting boards and original brass oval door handles.

Now offered to the market with no onward chain, the property provides an exciting opportunity for discerning purchasers to curate and personalise a home of genuine quality. Deceptively spacious and rich in architectural interest, the accommodation unfolds with both elegance and versatility.

A welcoming porch with tiled flooring leads into a spacious entrance hall with a central staircase complemented by useful understairs storage. Immediately to the right is a charming, period sitting room with bay windows and a feature fireplace with timber surround and a stone hearth, providing a lovely, light space in which to relax and unwind. Left off the hall, is a beautifully proportioned dining/family room, also with a bay window and fireplace, seamlessly opening into the farmhouse kitchen.

The kitchen itself is well-appointed with stunning, westerly views across the valley and ample fitted cabinetry and generous worktops. Appliances include a free-standing full height fridge with ice machine, freezer, dishwasher and a Belling range cooker with a six-ring gas hob, two ovens, a grill and a plate warmer.

Adjoining, a light-filled conservatory provides a tranquil setting with French doors opening onto a paved terrace, perfect for indoor-outdoor living.

Further ground floor accommodation includes a shower room with WC, a practical utility / boot room with garden access and a sink, cabinet storage and a pulley maid, as well as a study with internal access to the substantial double garage. A cellar, accessed via a laddered hatch, houses the Vaillant combination boiler.





To the first floor, a split-level landing leads to four well-proportioned double bedrooms and a family bathroom. The principal suite enjoys a particularly fine outlook with far reaching views, complemented by built-in wardrobes and a stylish en suite shower room. Bedrooms two and three overlook the front garden with a sunny orientation, tasteful decoration and charming period detail with original cast iron fireplaces. Bedroom four is also a decent double with lovely views. The family bathroom is beautifully appointed with a freestanding roll-top bath and separate walk-in shower.

### Outside

Externally, the property is enveloped by well stocked and mature wrap around gardens, offering a delightful tapestry of lawns, established planting, vegetable beds, tiered ponds, and terraces. A variety of fruit trees provide shade and colour in the front garden and include two apples, a plum, an apricot and an almond. A wonderful wisteria adorns the front of the building, as do well stocked Lavender filled beds, a couple of David Austin roses and a passion vine on the drive.

To the rear, far-reaching views further elevate the outdoor experience and there is a greenhouse and polytunnel for planting and growing. A large double garage with a vaulted ceiling and mezzanine level provides excellent storage with twin up-and-over doors, and a long driveway to the eastern side, provides ample parking for multiple vehicles.

In keeping with modern expectations, the property benefits from its own solar panels, including east and west-facing arrays linked to battery storage, offering enhanced energy efficiency.

The property is available with no onward chain.

Services: All mains connected

Local Authority: North Somerset Council: Tel: 01934 888888  
Council Tax: Band F

Directions: Post Code BS48 3JJ

Viewing: Strictly by appointment with Rupert Oliver Property Agents



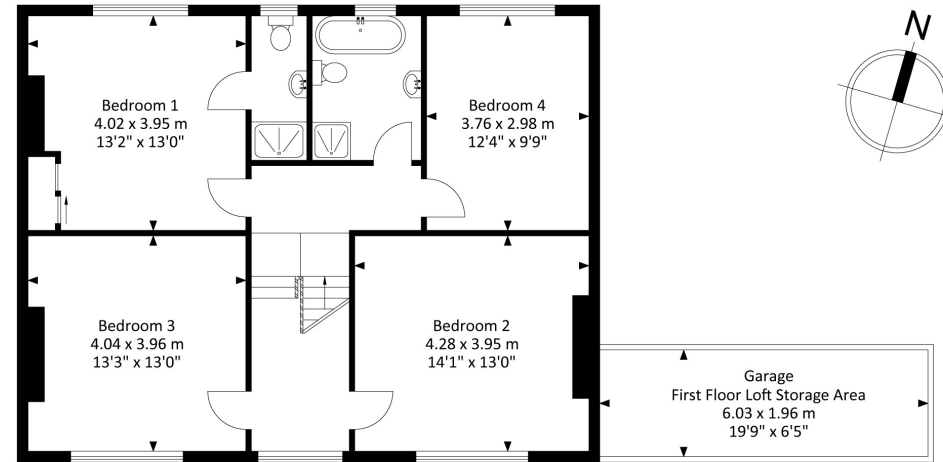
# Church Lane, Backwell BS48 3JJ

Approx. Gross Internal Area  
1916.70 Sq.Ft - 178.0 Sq.M

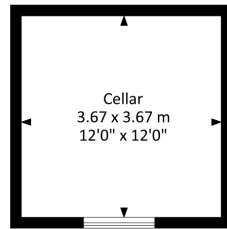
Garage / Garage Storage  
545.20 Sq.Ft - 50.70 Sq.M

Basement  
145.0 Sq.Ft - 13.50 Sq.M

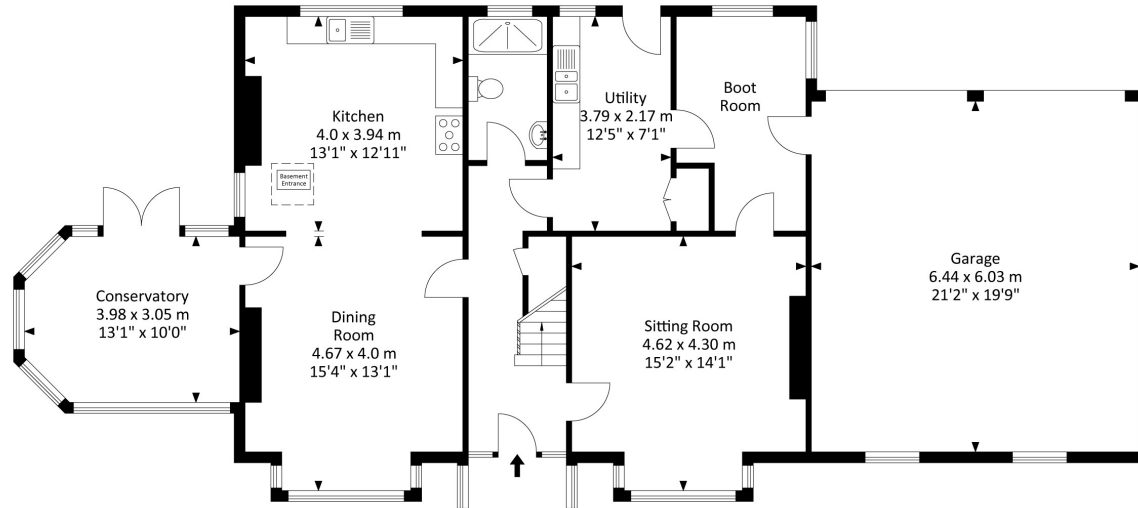
Total Area  
2606.90 Sq.Ft - 242.20 Sq.M



First Floor



Basement



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.