



A unique pairing of a charming character cottage together with a superb 3 bedroom detached stable conversion all set in about 1/2 acre on the outskirts of Backwell.





# The Shelter and The Stables, Downside Road, Backwell, North Somerset. BS48 3DH

## Offers in the region of £885,000 - Freehold

The Shelter and The Stables offers so many possibilities for different buyers given that the extensive accommodation will suit a family with several generations living at home as has been the case for the present owners. Alternatively, there is great potential for income generation with abundant bed and breakfast opportunities offered by Bristol Airport passengers.

The property is very attractive enjoying a private but not isolated position standing in approximately ½ acre with a lovely, sheltered valley garden hidden away from all passers by.

The main house, The Shelter, is believed to date from the mid 1800's and is a classic double fronted period cottage that has been enlarged in recent years to offer adaptable 3 bedroom (plus a dressing room), 3 bathroom accommodation arranged over three floors. The Stables conversion has created a substantial detached home in its own right with great character and generous proportions.



*The Shelter*



*The Stables*

### The Shelter:

A gabled porch frames the true front door though most will probably use the door at the side of the cottage that opens from a paved patio area to an entrance hall.

The spacious living room would probably originally have been two rooms each with a fireplace. Today however, there is an impressive local stone fireplace with a wood burning stove inset and a shelved recess. A pair of deep sill windows allow an outlook to the patio and garden at the front and a plank door with Norfolk latch opens to the inner hall.

From the inner hall a hardwood staircase descends to the lower ground floor and rises to the first floor, while further doors lead to the dining room and to a full bathroom.



The 5.47 meter almost 18-foot dining room enjoys a triple aspect with an outlook to the rear down onto the lawn and an outlook through the adjoining sun lounge to the patio at the side of the house.

The sun lounge has a vaulted insulated ceiling and full drop windows that give a commanding view of the garden with French doors leading out to the adjacent patio.

The kitchen is arranged across the hall from the sun lounge and has been extensively fitted with a range of wall and floor cupboards that suit the house very well. The ample work tops have a sink inset and there is space for a Range Cooker with a fitted chimney hood. A deep built-in storage cupboard is recessed to one side and there is a bright double aspect to the front and side.

On the lower ground floor, a 5.47 meter, almost 18-foot double bedroom includes a dressing or sitting area with a French door leading out to the garden and a door opening to a bathroom en suite.

On the first floor the landing opens to a shower room and the two remaining double bedrooms. The bedroom to the rear again offers a double aspect with views over the garden and there are a pair of deep built in wardrobe cupboards.

The larger bedroom at the front has lots of character with an exposed chimney breast and a low sill window. A door then leads in turn through to a dressing room with a further window to the front and a wall to wall range of fitted wardrobes – cupboards.



*The living room*



*The fitted kitchen*



*The dining room*



*The inner hall*

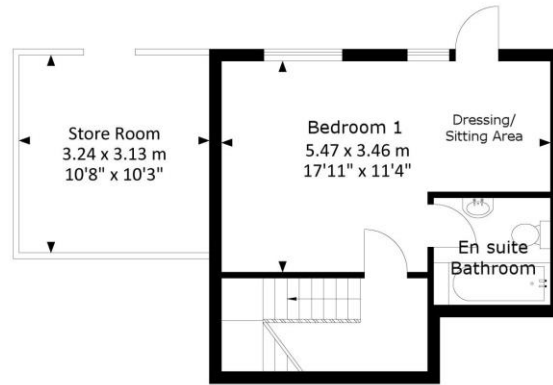


*The sun lounge*

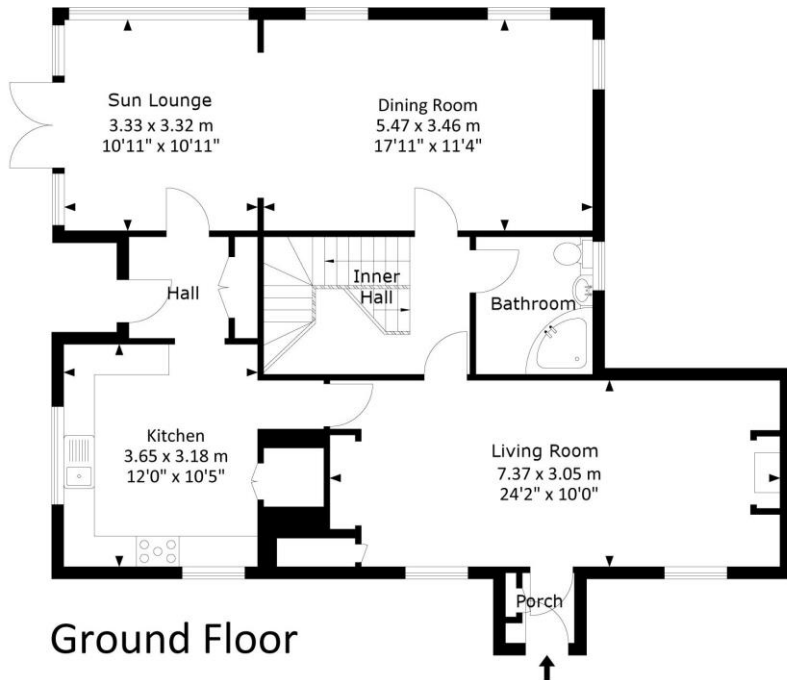


*A full family bathroom*

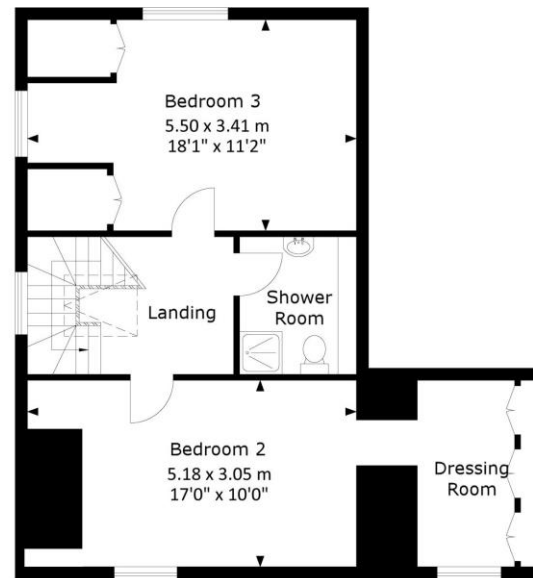
## The Shelter



## Lower Ground Floor



## Ground Floor



## First Floor





## Location:

The property occupies a private, semi-rural, but not isolated position opposite several of the fairways of Tall Pines Golf Club in this small hamlet that surprises many by being part of the village of Backwell though the village centre is 3½ miles away.

For the commuter good road connections are available to the major centres in the area with Bristol just 7 miles distant. Junctions 19, 20 and 21 of the M5 are all within easy reach allowing easy access to the country's motorway network and a main line rail connection is available at nearby Nailsea and Backwell Station.

## The Stables:

This enchanting contemporary stable conversion mixes traditional features with current design ideas beautifully and offers quite lovely accommodation.

A part glazed stable door opens to an open plan entrance hall area with part exposed natural stonework having display niches, a staircase rising to the first floor, steps down to the doorway to the living room and open access to the kitchen – diner.

The very appealing almost square living room has bifold doors leading out to a sun deck. There is integrated hi fi and media cabling and a wood burning stove is set on a shaped hearth.

The kitchen diner offers plenty of space for a dining table and is fitted with a good range of Shaker style wall and floor cupboards.

The extensive worksurfaces have a 1½ bowl sink unit inset with ceramic tiled surrounds and the range cooker space has a fitted chimney hood above. In addition, there is plenty of additional appliance space including provision for an upright fridge – freezer.



*Bedroom 1 with a dressing area and en suite*



*To the en suite*



*Bedroom 2*



*Dressing room*



*Bedroom 3*



*Shower room*



Beyond the kitchen a hallway with a second stable door opening to a courtyard area at the front of The Stables leads to a well-appointed bathroom and to a ground floor double bedroom or second reception room.

On the landing there is further exposed natural stonework again with display niches and doors open to the two first floor bedrooms.

Both rooms have sloped ceilings partially limiting head room but adding real charm to the living space (see photographs) and each room has Velux style windows yielding masses of natural light.

The larger bedroom on this floor offers access to a cavernous loft space with another Velux style window and the remaining double room has a walk in wardrobe cupboard together with a shower room en suite.

### Outside:

The gardens and grounds are another particular feature of this exceptional property. The house approached via its own lay by off Downside Road with a 'five bar gate' opening to an expansive drive and forecourt that provides turning and parking for numerous cars with a further gravelled parking area allowing space for even more vehicles.

The grounds are screened at the front by timber panel fencing with deep beds that are planted with a variety of shrubs and bushes adjoining the gravelled parking area.

A lawn and paved patio are arranged to the front of the house with a path continuing around to the west where a further patio area overlooks the main lawn.

A walled courtyard adjoins the front of The Stables and off the living room a large sun deck offers another view of the main lawn.



*The living room at The Stables*



*The open plan hall*



*The kitchen diner*



*Ground floor double bedroom or additional reception room*



*Bathroom*



*Bedroom 1 (of 2) with en suite on the first floor at The Stables*

To reach the main area of garden from the west patio there is the option of a broad sloping path or steps that pass a useful undercroft Store Room.

Additional storage space is hidden away at the side of the house and a large timber garden shed together with a Playhouse standing on the main lawn with a paved area set next to the garden shed.

The majority of the lower garden is laid to a large lawn with dry stone walled, hedged and part timber fenced boundaries offering a good measure of seclusion, while the garden is very sheltered.

Sleeper framed vegetable beds are set to one side and gravel terraces follow the natural contours of the hillside.

### Services & Outgoings:

Mains water and electricity are connected. Telephone and broadband services are currently connected. Liquid petroleum gas fired central heating through radiators. The Shelter and The Stables each having an independent central heating and hot water boiler with individual gas metering. Private gas storage tank in a fenced enclosure off the drive. Private drainage. Double glazing. Photovoltaic solar panels. The properties are separately assessed for Council Tax with The Shelter in Band E and The Stables Band A. 2022/23 amounts payable of £2,379.10 and £1,297 before any discounts apply.

### Energy Performance:

The Shelter currently has an EPC rating of F-35 and The Stables is C-74. The full Energy Performance Certificates are available on request by email from [info@hbe.co.uk](mailto:info@hbe.co.uk).

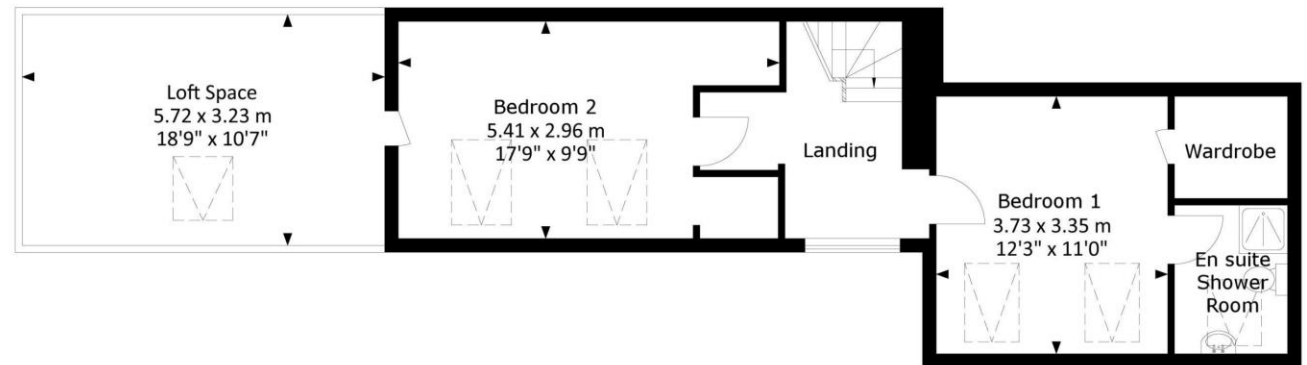
### Solar Panels:

The Solar Panels are owned outright by the owners of the property who benefit from free electricity generation and a Tax Free income from and surplus electricity Feed in Tariff which we understand has amounted to £846.81 in the last 12 months

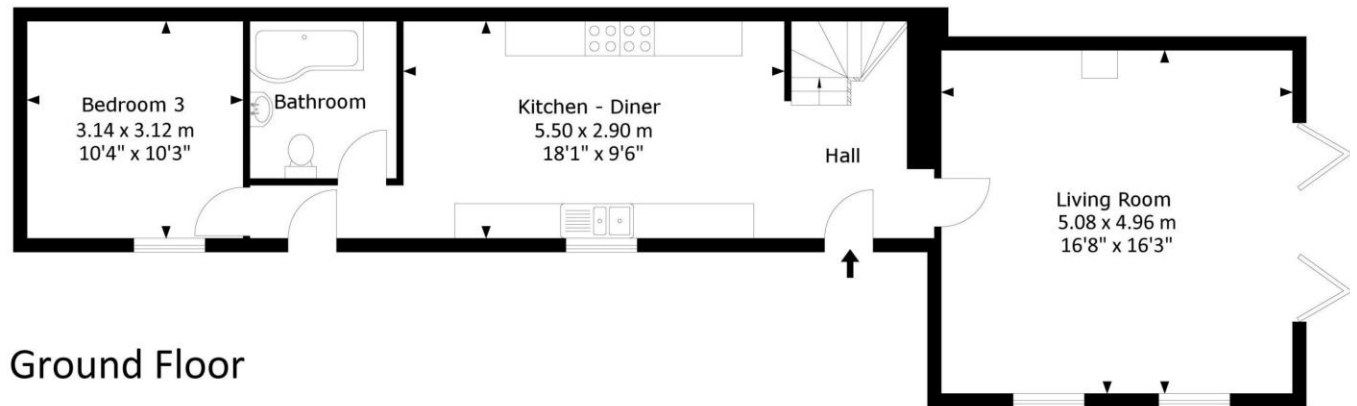
**VIEWING:** Only by appointment with the Sole Agents: Hensons Telephone 01275 810030 (7 days a week)

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## The Stables



## First Floor



## Ground Floor





## HENSONS

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