



A fascinating and remarkably spacious former Toll House that may date from as early as the XVIIth century with later additions all requiring modernisation and improvement.





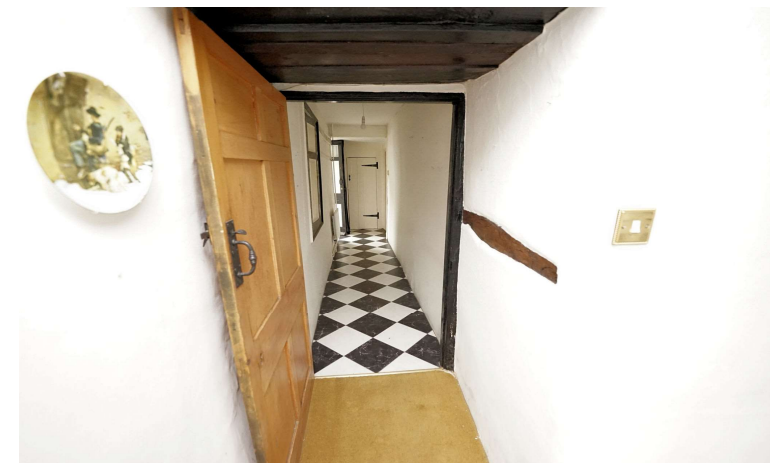
# The Turnpike, 83 West Town Road, Backwell, North Somerset BS48 3BH

## Guide Price £450,000 - Freehold

An extraordinary 3 double bedroom period house offering extensive accommodation amounting to over 1,900 Sq.Ft – 176.5 Sq.M that requires modernisation and reappointment but offers enormous potential to create a fabulous character home in a conservation area toward the western edge of this highly desirable North Somerset village.

The property has at times served as a Toll House in the days when the route from Bristol to Congresbury was trafficked by coach and horses while more recently it is understood that the substantial south wing of the house, a high vaulted reception room was the West Town Reading room, a place where parishioners could read the newspapers and news sheets of the time rather than individually incur the cost of buying a newspaper.

Standing on the corner of West Town Road and Hillside Road, a no through lane, the house is well placed for the wide range of amenities offered in Backwell and some lovely walks with footpaths leading to nearby Brockley Combe.





## The House:

The accommodation is enriched with a whole host of delightful features and rambles suitably with the porch opening from a south and west facing courtyard to an entrance hall with an original built in shelved cupboard and an under-stairs storage cupboard, while panelled doors lead to both the living room and to the study.

The Living Room is very generously proportioned and would probably once have been two rooms, an Inglenook fireplace with a wood-burning stove inset, built in cupboards and a display recess to one side occupies one end of the room and opposite there is a further fireplace and a door opening to a staircase to the side.

The Study has a lancet window to the side and a possible toll slot (now closed) set into the wall at one end.

The Kitchen overlooks the courtyard and has a range of fitted cupboards together with ample appliance space. There is an original bread oven that sits to one side of the opening to the family room and this opening with its exposed natural stonework once was a second Inglenook fireplace.

Adjoining the kitchen there is a Utility Room and beyond a door opens to a Cloakroom – W.C.

The Family Room is a particular feature of the house with its high vaulted ceiling, a door that leads out to the courtyard, a period style fireplace and a second staircase leading to a gallery above.





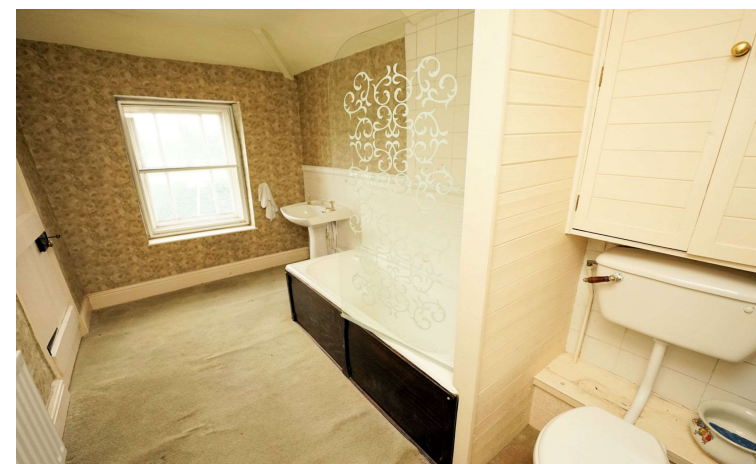
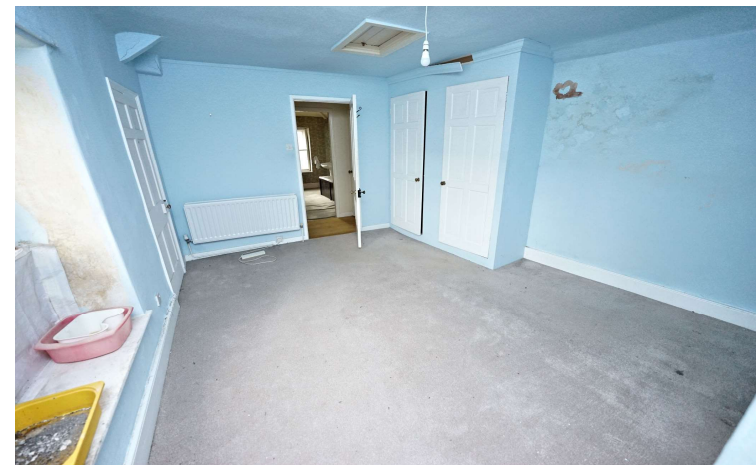
The staircase that rises from the Family Room arrives at a gallery with a door opening to the first of the three double bedrooms with built in cupboards and an outlook over the courtyard.

A door opens to the landing with the spacious bathroom opposite. There are doors off the landing to the two remaining double bedrooms, both of which offer an outlook to the front. A staircase rises from the Living Room and a window overlooks the courtyard.

**Outside:** The Courtyard area is sheltered and takes advantage of a sunny southerly and westerly aspect. Double gates open from Hillside Road and there is parking space for one car with further on street parking available nearby.

The courtyard is enclosed by high walls that offer very good privacy and will doubtless create a delightful low maintenance garden area with the advantage of a stone storage shed, possibly a former privy set away in one corner.

**Services & Outgoings:** All main services are connected. Telephone connection. Gas fired central heating through radiators. High speed ADSL and superfast broadband are available with download speeds up to 1Gb. or better via cable. Cable TV services are also available in the close. Council Tax Band E.





## Energy Performance Certificate:

The house is rated F-37 for energy efficiency with potential to improve to C-77. The full certificate is available on request by email.

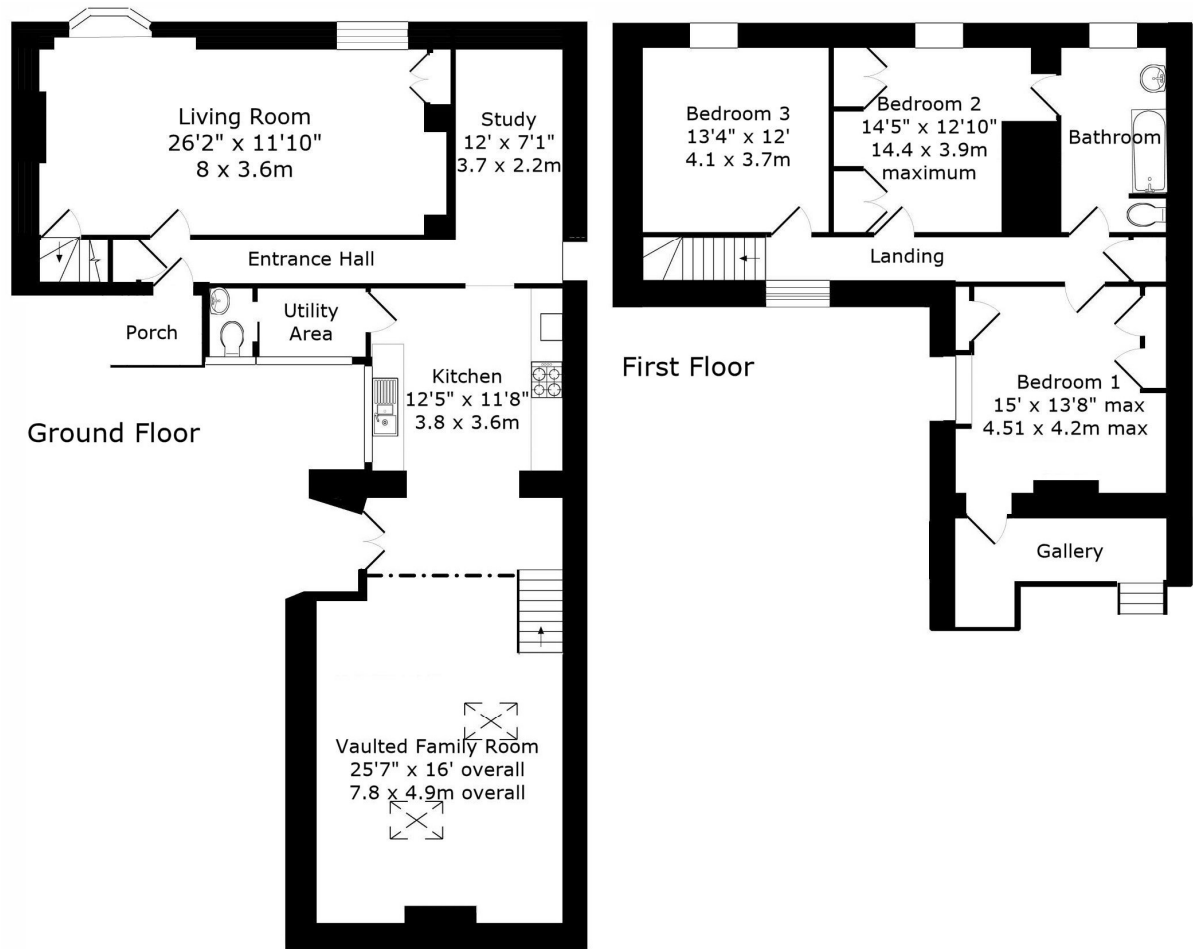
## Our London Property Exhibitions:

See this property featured at our next London property exhibition.

## VIEWING:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



### HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

[www.hbe.co.uk](http://www.hbe.co.uk)



Networked offices throughout the Westcountry & in London – all together better

DISTINCTLY  
WESTCOUNTRY

