



A substantial 5 bedroom detached Victorian village house offering particularly attractive accommodation enriched with numerous fine original features.

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PEOPLE & PROPERTY

65 West Town Road, Backwell, North Somerset BS48 3HG

Offers in Excess of £795,000 - Freehold

A substantial double fronted 5 bedroom Victorian village house offering particularly attractive accommodation enriched with numerous fine original features.

The fascinating property was built around 1890 by William Lott, a prominent master builder and developer in the area and this was his family home. The attention to detail with ornate plasterwork and high quality architectural features is a testament to Mr Lott's skill and in recent years the present owners have taken great care to enhance the house while preserving the character of the property.

The house is beautifully presented with classically proportioned flowing accommodation that has a light, airy feel. The property overlooks a park to the front and the charming garden at the rear is private and mature. A drive and gates open to a courtyard parking area with the garage beyond.

The property stands towards the western edge of the sought-after village of Backwell, close to picturesque open countryside but still within very easy reach of the village centre, the infant school and the Station. The outstanding junior school and Backwell School are also within easy walking distance.





The House and Garden:

The traditional stained glass porch shelters the front door and draws you into an inviting entrance hall that is enhanced with lovely period features including dado rails, an attractive arch adorned with ornate plasterwork, an elegant staircase that rises to the first floor and panelled doors framed by moulded architrave and skirtings.

The Sitting Room with its bay window is a very pleasing room having an ornate plaster cornice and ceiling centre and an original fireplace, while opposite, across the hall The Living Room again with a bay window virtually mirrors the Sitting Room though the fireplace is less formal with a wood burning stove set on a slate hearth.

The third reception room, a Dining Room opens to both the Kitchen and via French doors to a sunny terrace and the rear garden. There is a fitted period dresser, and the fireplace also has a wood burning stove inset.

The kitchen is similarly bright and airy and is fitted with a range of Shaker style wall and floor cabinets that suit the house well and complement the Rayburn Aga (currently not operational) that is set into the former fireplace. There is plenty of space for a breakfast table and a half glazed door leads out to a spacious Utility Room with a further range of fitted cabinets, a door to the garden and a door to a Cloakroom.





On the first floor, a further staircase rises from the landing to the attic room and panelled doors open to four double bedrooms, a fifth single bedroom or study and to a shower room.

The principal bedroom in keeping with two of the other double rooms has fitted wardrobes and leads to a well-appointed en suite bathroom.

On the second floor, the attic playroom – hobbies room is centrally heated and enjoys good natural light with a Velux roof window and a dormer window offering views towards Backwell Hill. There are built in storage cupboards and access to an additional loft storage area.

Outside: The garden at the front is screened by an established Laurel hedge that offers complete privacy with a drive that opens via double gates to a gravelled courtyard area that provides further parking and leads to the detached **Garage** with a remote control door, lighting and power connected.

The delightful mature rear garden is enclosed by local stone walls and timber panel fencing to offer a good measure of seclusion while allowing a sunny southerly outlook. There is a broad sweep of lawn framed by a variety of mature trees and shrubs including a series of fruit trees. A sandstone terrace adjoins the back of the house and a gravelled path meanders beneath the pergola to a further corner of the garden where there is a greenhouse, soft fruit bushes and a vegetable area.



The Coach House: The Coach House is a significant two storey building in its own right with a large studio, a kitchen area and WC on the ground floor and a triple aspect open plan workspace on the first floor. In total, the internal floor area amounts to over 1,200Sq.Ft – 112 Sq.M.

The building is suitable for a variety of uses and there is parking space to the front. Details of achieved rents are available from the agents. **The Coach House is available via separate negotiation and further details are available via Hensons.**

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.

Council Tax Band = F

Energy Performance: The house has a domestic EPC rating of E-45 and the energy performance certificate is available on request.

Viewing: Telephone 01275 810030



Please note the Garage and Coach House are not depicted in their actual positions. Not to scale.

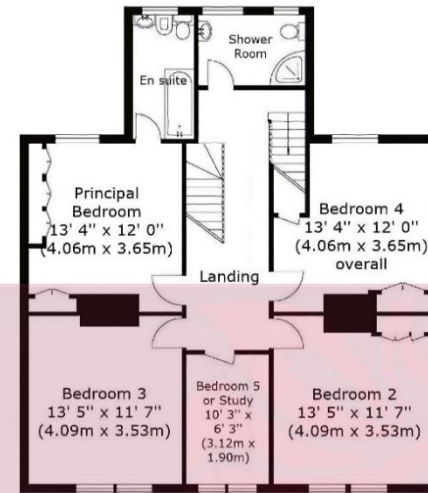
The Coach House



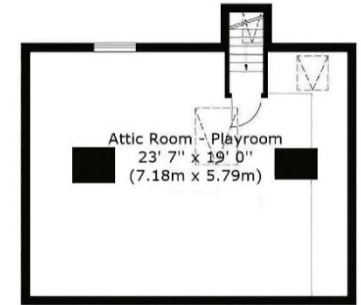
Ground Floor

First Floor

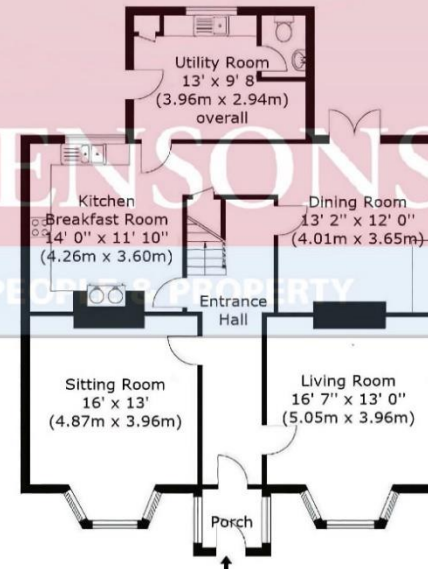
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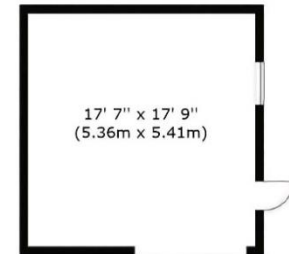
First Floor



Second Floor



Ground Floor



Garage

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

Telephone: 01275 810030

Email: info@hbe.co.uk

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