



BACKWELL

BS48



BACKWELL COURT, BS48 3AE

A beautifully presented country house and detached cottage, surrounded by landscaped gardens, grounds and a copse, situated in a lovely private setting adjoining farmland with wonderful views.



Local Authority: North Somerset Council

Council Tax band: F

Tenure: Freehold

Detached 2 bedroom cottage with two carports, delightful gardens, studio/workshop and gym. Set in 1.74 acres.

Services: Mains water, electricity and drainage, oil central heating, underfloor heating, security system, double-glazed. Broadband provider: Starlink

£1,950,000



THE PROPERTY

Backwell Court is situated in a stunning and private setting adjoining open farmland, with superb and extensive views towards the grounds of Tyntesfield to the northeast and the woods of Backwell Hill to the south. It lies within the green belt and is approached via a long, sweeping drive through a stone-pillared, gated entrance.

Although the property resembles a much older period house, the present owner purchased the site and the building then on it in 2005, rebuilt that property to create the present Cottage, and constructed Backwell Court in 2009. The buildings are finished to an exceptionally high standard, with emphasis on energy efficiency, insulation, and low maintenance. Reclaimed stone and pantiles have been used and the elevations of Backwell Court have stone quoins.









Backwell Court is extremely well presented and enjoys wonderful open views over its grounds in all directions. There is underfloor central heating throughout, and part of the ground floor is laid with porcelain tiles. Hardwood windows are fitted with double-glazed units. The sitting room features a hand-carved stone fireplace and has provision for installing a log-burning stove. The breakfast kitchen is fitted with walnut units, and integrated appliances include a Rangemaster cooker with induction hob, dishwasher, separate fridge and freezer, and a wine cooler. The utility room is adjacent to the kitchen and has matching units. From the dining area, bifold doors open onto a partly covered stone-paved terrace overlooking the grounds, designed for entertaining.

On the first floor, the large principal suite includes a well-appointed en-suite bathroom with separate shower, an en-suite dressing room, and a bedroom with bifold doors opening onto a balcony with extensive views. There are four further bedrooms, one with an en-suite shower room, and a family bath/shower room.







THE COTTAGE

The Cottage is self-contained, centrally heated, and finished to the same high standard as the main house, also enjoying lovely views. The sitting room features a carved stone fireplace with a log-burning stove, and the breakfast kitchen is fitted with a range of units, separate fridge and freezer, oven with hob, and a dishwasher. There is a bathroom on the ground floor, while the first floor comprises a double bedroom and a small single bedroom. Outside, there is parking and a designated area of garden.

Detached Garage Block

Lying behind the house is a detached stone and pantile garage block, constructed in the same style as the house and cottage, incorporating two carports, studio/workshop, gym and cloakroom.





GARDEN AND GROUNDS

The garden and grounds are a delight and have been professionally designed and landscaped for interest and ease of maintenance. Solid timber gates on stone piers open to a long sweeping drive passing the house to a large parking area in front of the garage block.

Around the gardens and grounds which are bordered by mature mixed and beech hedgerows, are shaped large expanses of lawn interspersed with ornamental and specimen trees, including silver birch, inset beech hedgerows, and beds planted with flowering shrubs, topiary bay trees, and lavender borders. A rear pergola overlooks the circular lawn, with a southwest stone entertaining area and a northeast tree-planted tump forming a copse.



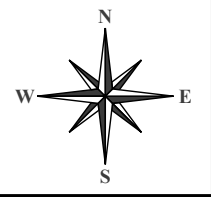


Backwell Court



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



Date: 21:01:26	Drawn By: CW	Scale: 1:1000 @ A4	Plan Ref: 20694
-------------------	-----------------	-----------------------	--------------------

Title
Backwell Court

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786

Backwell Court

Backwell Common, Bristol

Gross Internal Area (Approx.)

Main House = 220 sq m / 2,369 sq ft

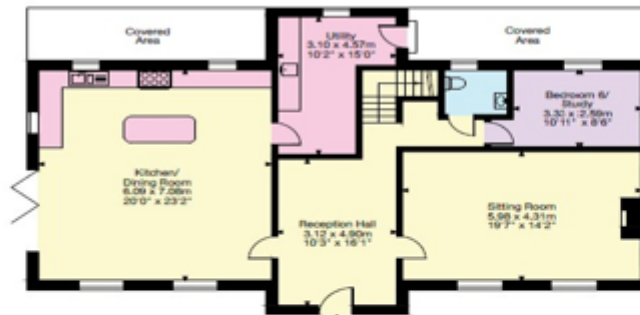
Cottage = 89 sq m / 960 sq ft

Garage/Outbuilding = 58 sq m / 624 sq ft

Total Area = 367 sq m / 3,953 sq ft



First Floor

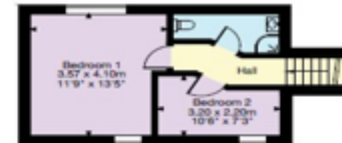


Ground Floor
Main House

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vault/Storage
- Terrace/Outside Space



Garage / Outbuilding



First Floor



Ground Floor
Cottage

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

01225 325 999

4 Wood Street, Queen Square
Bath BA1 2JQ
bath@knightfrank.com

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank
1 The Mall, Clifton,
Bristol, BS8 4DP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.