



Backwell House
Backwell, North Somerset



An **elegant** Grade II listed Georgian country house.

This immaculate property is set in about 13 acres of beautiful established gardens and grounds, with a swimming pool, minutes away from Bristol.

Summary of Accommodation

Backwell House

Ground floor: Reception hall | Drawing room | Dining room | Breakfast room | Bar/study | Kitchen | Conservatory | Cloakroom

First and Second floors: Nine double bedrooms with en suite bathrooms

Basement: Games room | Home office | Plant room | Wine cellar | Extensive storage | Two WCs

Gardens and Grounds

Parking | Walled rose garden | Formal lawns | Kitchen garden | Ha-ha | Large traditional greenhouse

Paddocks | Pastureland | Swimming pool | Garaging | Billiard room

In all about 13 acres

Agent's Note

In addition, further outbuildings and three estate cottages can be purchased subject to separate negotiation.



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Situation

Backwell House enjoys outstanding views across open countryside. The location offers the rare combination of privacy and convenience being just over five miles south west of Bristol.

The transport links in the area are excellent, with good access to the M5 and M4 motorways (M5 – Junction 19 and 20). Mainline train stations are at Nailsea & Backwell and Bristol Temple Meads, both offering a direct service to London Paddington and the wider network beyond. Bristol Airport lies four miles to the south. The cities of Bristol and Bath both offer a superb range of shopping, restaurants, cultural experiences and lifestyle amenities.

The area is well known for the quality of its schooling and there are a number of highly regarded schools close to Backwell House. These include Clifton College, Badminton, Clifton High School, Bristol Grammar School, Queen Elizabeth Hospital and The Downs School, a preparatory school in Wraxall. Further afield are well established schools including Kingswood School, King Edwards, Prior Park and The Royal Girls School in Bath, Millfield in Street and Wells Cathedral School, Wells.

Bristol and Bath have a number of sporting facilities including rugby, county cricket, golf courses and the Bath Racecourse. Fishing is possible on the Rivers Frome, Wye, Chew Valley and Blagdon Lakes and there is also sailing on the Bristol Channel, Chew Valley Lake and Axbridge Reservoir.

The Property

Backwell House is a fine Grade II listed Georgian house dating back to 1813 and was built by Thomas Keedwell from traditional Bath stone under a slate roof. Home to the Hobbs family for two generations, Backwell House has undergone an extensive and sympathetic refurbishment in 2016 to become a stylish boutique country house hotel which readily suits a stunning residential dwelling house.

The generous proportions are typical of its era with magnificent high ceilings, elegant floor to ceiling sash windows, elaborate plasterwork and cornicing, a stone cantilever staircase and impressive formal entertaining rooms.





The main entrance hall creates a wonderful sense of arrival and sets the tone for the rest of the house. Backwell House is blessed with an abundance of natural light and enjoys stunning rural views from all aspects.

The main entrance leads up a charming drive passing an array of magnificent mature trees into a parking area. The first impression is of a handsome period house which has been beautifully refurbished and is surrounded by idyllic countryside. The presentation of the interiors is stylish and immense care has been taken to retain all of its historical character and charm.

The ground floor comprises a wonderful reception hall, drawing room, dining room, bar/lounge, breakfast room, a well-equipped commercial kitchen, conservatory and cloakroom. The attention to detail continues to the first floor, where there are seven beautifully appointed double bedrooms, all with en suite bathrooms of exceptional quality. On the second floor, there are a further two bedrooms, both of which have en suite facilities. The interiors throughout have an inspiring boutique and contemporary feel, using many reclaimed materials and fittings. The basement offers further accommodation with various rooms which could accommodate a home cinema, games room, wine cellar, storage, home office etc.





Gardens and Grounds

The gardens and grounds at Backwell House are a delight and complement the house perfectly. It has been thoughtfully designed providing numerous areas to sit and enjoy the outstanding views.

At the rear of the house there is a charming walled garden with neat box hedging, fragrant climbing roses, a traditional greenhouse, an established kitchen garden, wrought iron arches and espaliered fruit trees. In front of the main house is a pristine lawn leading to a Ha-ha. Beyond the formal gardens are further grounds which extend to paddocks and pasture.

There is an outdoor swimming pool, garaging and a separate billiard room. The land extends to about 13 acres in total.

Planning

The property is Grade II Listed and currently has permission for change of use from a hotel (Class C1) to a residential dwelling (Class C3).

Services

Backwell House has a biomass boiler with Calor Gas backup.

EPC rating

Backwell House - A23

Local Authority

North Somerset Council - 01934 888888

Guide Price

£2,995,000

Directions (Postcode BS48 3PL)

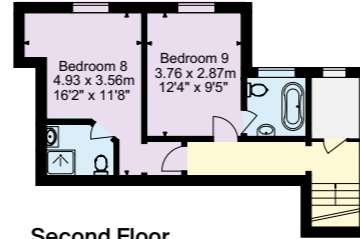
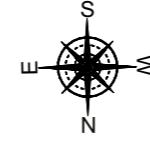
Leaving Bristol on the A370 turn left at the crossroads just before The George pub Head up Backwell Hill Road and after about 300 yards on the blind right bend turn left (straight on) through the gateway. Heading towards Bristol on the A370 turn right opposite The George pub, then as above.

Backwell House

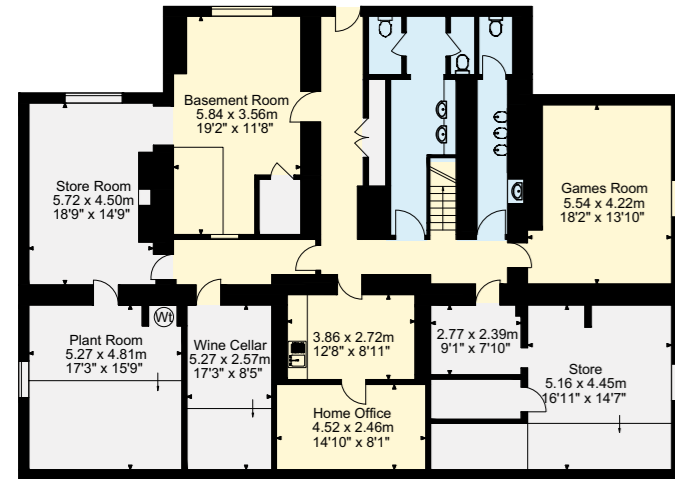
Approximate Gross Internal Floor Area
751 sq m / 8,085 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

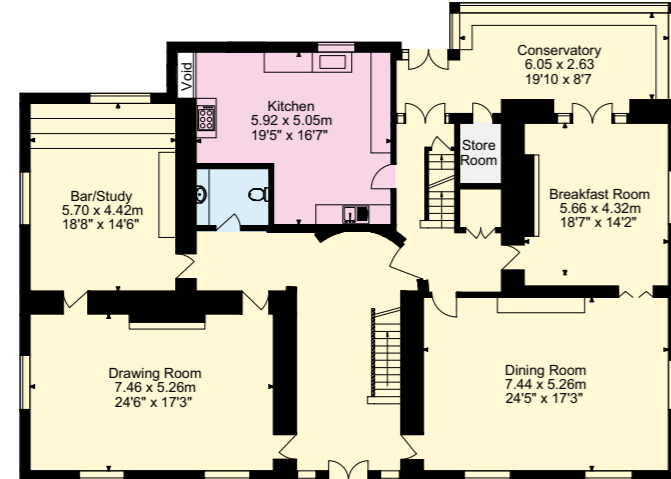
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



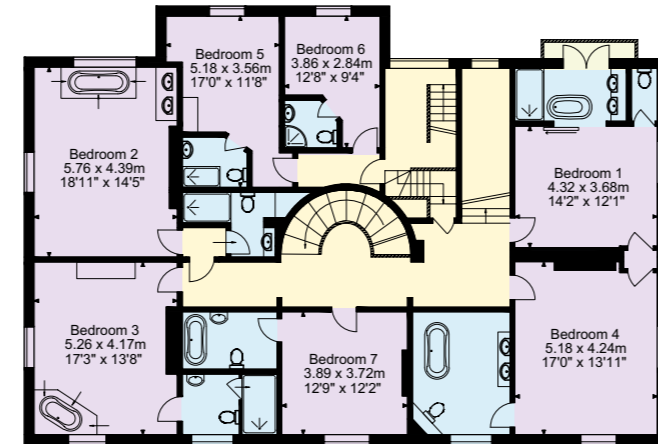
Second Floor



Basement



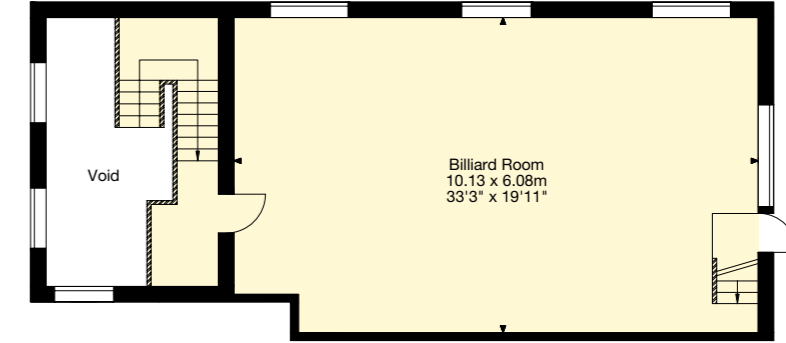
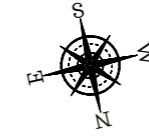
Ground Floor



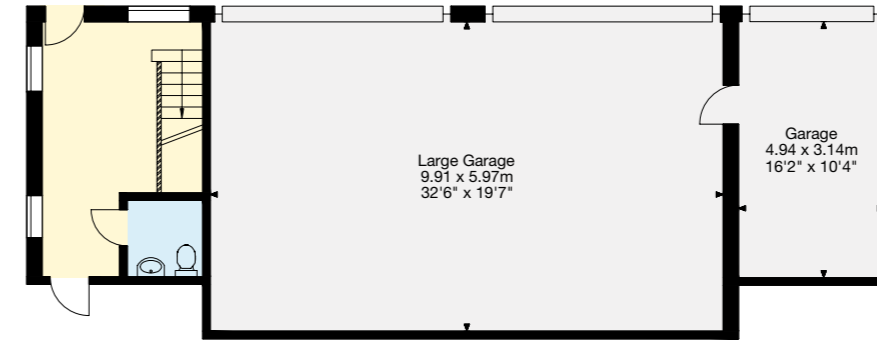
First Floor

Garaging and Billiard Room

Approximate Gross Internal Floor Area
160 sq m / 1,722 sq ft (excl. Void)

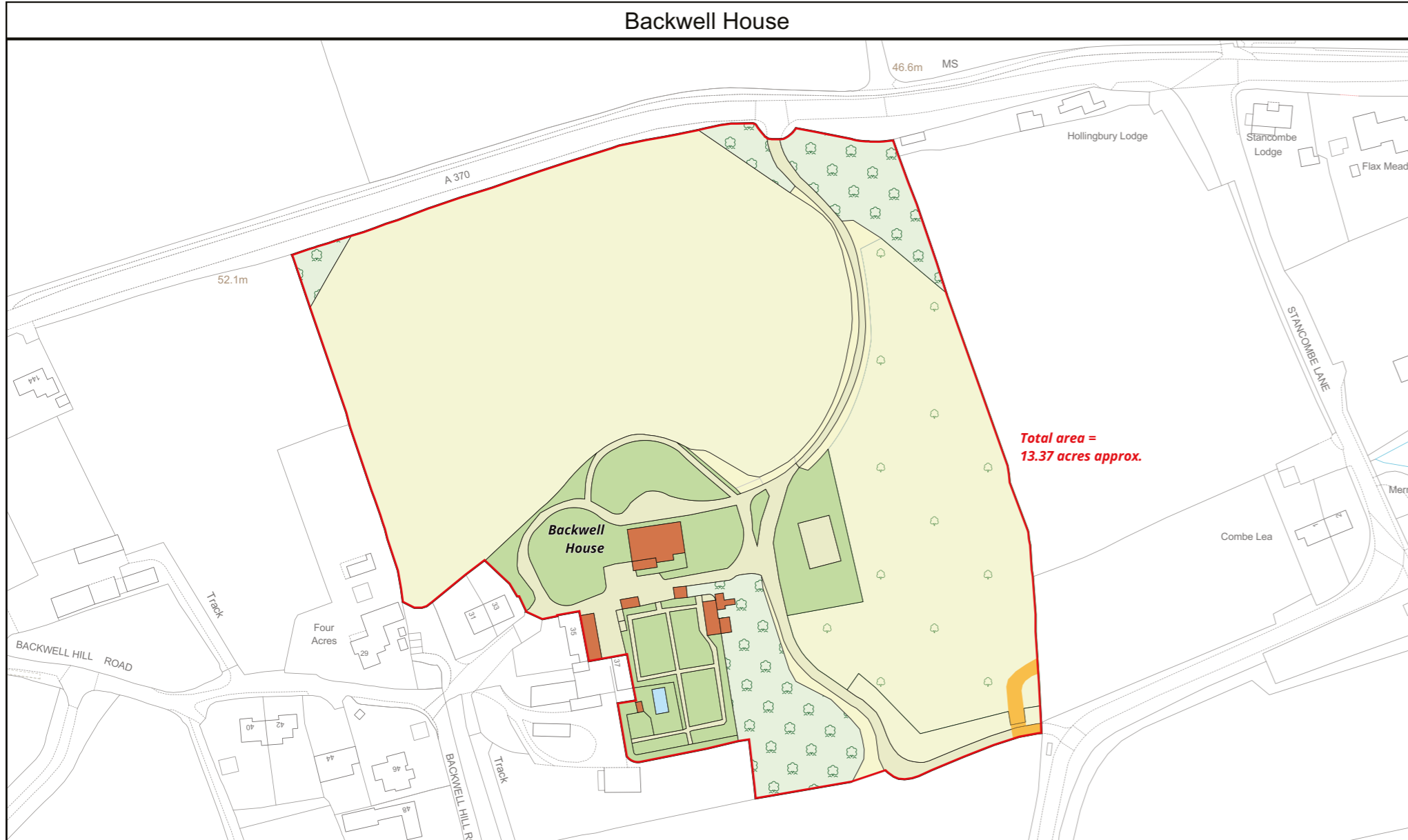


First Floor



Ground Floor





<p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk</p>		<p> Right of way</p>		<p>Date: 04:11:24 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref: 19400 Title: Backwell House</p>
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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.

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