



Greenstones
Downside Road, Backwell, Bristol, BS48 3DD

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GREENSTONES, DOWNSIDE ROAD, BACKWELL, BRISTOL, BS48 3DD

A detached 4 bedroom character property in a semi-rural location set in approx. 0.4 acres with extensive, secluded mature gardens, ample parking and outbuildings including a double garage with workshop/studio below

APPROX 1,921 SQ FT FLEXIBLE ACCOMMODATION • SUPERB DINING/SITTING ROOM WITH OPEN FIREPLACE & BI-FOLD DOORS OPENING ONTO A WIDE DINING TERRACE • SPACIOUS DUAL ASPECT SITTING ROOM • DOWNSTAIRS SHOWER ROOM, PLUS UTILITY ROOM & PLAYROOM/HOME OFFICE • 4 BEDROOMS & STYLISH UPSTAIRS BATH/SHOWER ROOM • WONDERFUL GARDENS WITH MANY DIFFERENT AREAS PLUS A DETACHED ORANGERY/GARDEN ROOM/POTTING SHED • 2 STOREY DETACHED DOUBLE GARAGE BUILDING PROVIDING DEVELOPMENT POTENTIAL IF REQUIRED • AMPLE OFF STREET PARKING • BRISTOL AIRPORT WITHIN 1 MILE / NAILSEA & BACKWELL STATION 5.6 MILES (PADDINGTON DIRECT FROM 110 MINS) / M5 JCT 20 WITHIN 8.3 MILES / BRISTOL 9.4 MILES (ALL DISTANCES APPROX)

Sitting in a good sized plot, with beautiful mature gardens and various outbuildings including a double garage with workshop/storage below, Greenstones has been the subject of a recent programme of enhancement and renovation to create generous, free-flowing family accommodation to suit a variety of needs. With parts believed to date from the 1860s, character features including open fireplaces, exposed timber and stonework now combine with contemporary function and style, including bi-fold doors and a fresh, neutral colour scheme throughout.

The property sits in a private, enclosed location, with a detached double garage with driveway parking for at least 2 vehicles, and an electronically operated wooden gated entrance opens onto a large gravelled area providing additional parking if needed. The gardens drop down via various paths, creating a sense of privacy and seclusion.

Upon entry the welcoming entrance hallway gives a sense of the accommodation beyond, with an oak floor and part-panelled walls, and wonderful garden views through a large picture window. There is a family shower room off the hallway, and beyond is the superb dual aspect sitting room.





The sitting room includes an oak finished floor and a feature fireplace installed with LPG “wood burner” style fire. Light floods in through the windows flanking the fireplace, and the wide bay window overlooking the garden, and the generous dimensions of the room provide great flexibility for use. Character features include attractive ceiling plasterwork and an elegant Georgian style staircase with polished mahogany handrails leading to the first floor.

The kitchen is another well proportioned room, with a good range of wall and base units including a central island with sink and generous storage, and space for a large range cooker and a dishwasher. To one end of the room is a working cast iron open fireplace with wooden mantel and slate hearth, that provides both interest and character. Beyond the kitchen to one end is a room with exposed timber beams and an exposed stone wall, that is currently used as a study to work from home, but would also make an ideal play room, family room or snug.

To the other end of the kitchen is the very superb dining room with a sitting area near the working fireplace with wooden mantel and stone surround. Bi-fold doors run along one side of the room, opening onto a wide terrace, ideal for entertaining and alfresco dining. The tiled utility/boot room off the dining room includes storage units and a sink plus space for a washing machine and a tumble dryer, and there is a large boiler room cupboard with a private oil tank with remote filler system.

The first floor accommodation is arranged off 2 separate landings; the light and airy triple aspect principal bedroom runs across the depth of the house, with a dressing area to one end and nearby French doors open onto a roof top balcony with superb garden views. There are 3 further bedrooms and a recently installed stylish contemporary family bathroom including a free-standing slipper bath and generous shower enclosure.

Outside - The delightful gardens are a highlight of the property, with a comprehensive range of mature trees, shrubs and bushes that combine most effectively with different zones within the garden including various lawned areas, a pergola, a rockery and a large nature pond. Careful planting provides colour and interest throughout the year. In addition to the wide terrace running along the front of the property, there are various paths leading to and around the side of the house along with different places to sit and dine or simply enjoy the surroundings.





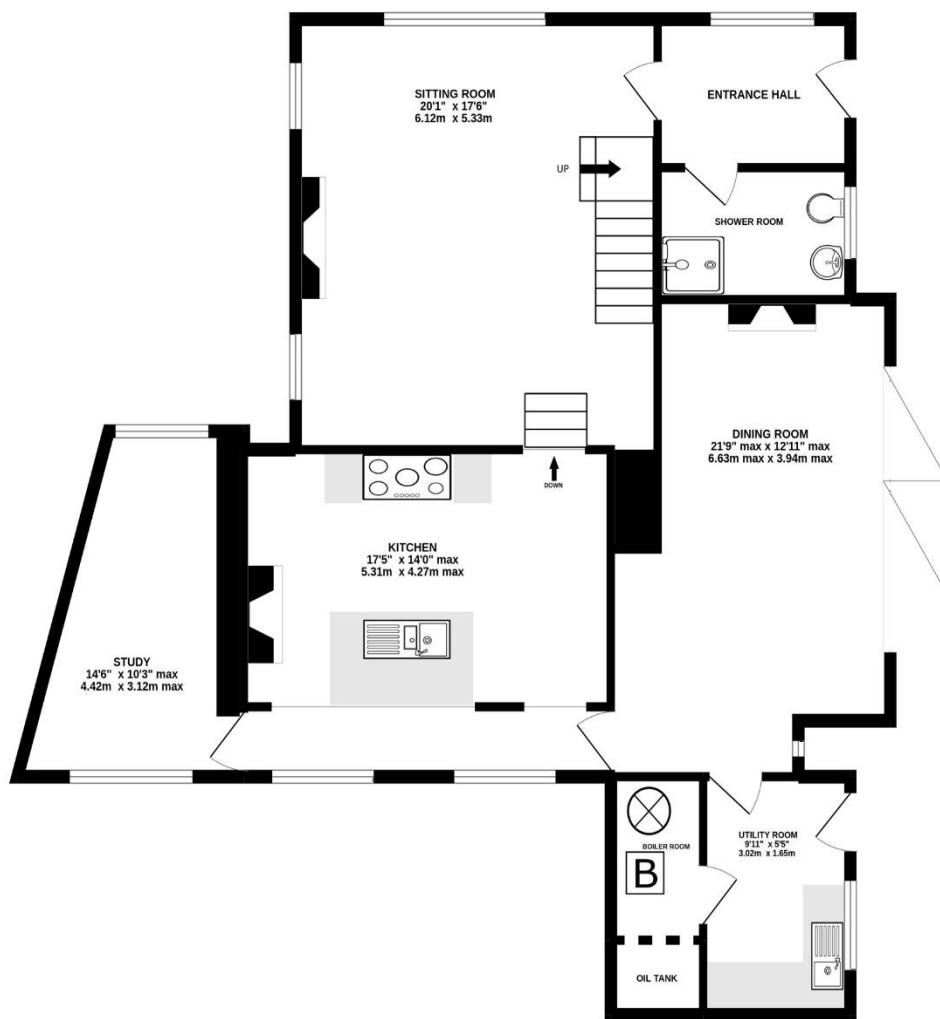
A large detached building towards the centre of the garden provides tool storage/a potting shed to the rear and a glazed sun room to the front: this is a wonderful sheltered place that could also perhaps provide a workshop/studio space, a home office, and orangery or an additional “outdoor” dining room. Below the double garage is another glazed storage room/studio space that could also provide an office for working from home, beyond which is a large workshop/storage area. The double garage above has an up and over door and generous parking for at least 2 vehicles.

Location - There are wonderful walks from the doorstep, and Greenstones is also conveniently situated for access to Bristol Airport (within 1 mile), the comprehensive amenities of Backwell (within 2.8 miles) and Nailsea (approx. 5.6 miles). Nailsea & Backwell station is within 4 miles for mainline railway services to Bristol and beyond – direct services to Paddington from 110 minutes. Regular bus services run between Backwell, Bristol and Weston-super-Mare. Junction 20 of the M5 is within 8.3 miles and Bristol city centre 9.4 miles. Greenstones is in the catchment area for highly regarded junior and senior schools in Backwell, with independent schooling available at Sidcot and towards Bristol.

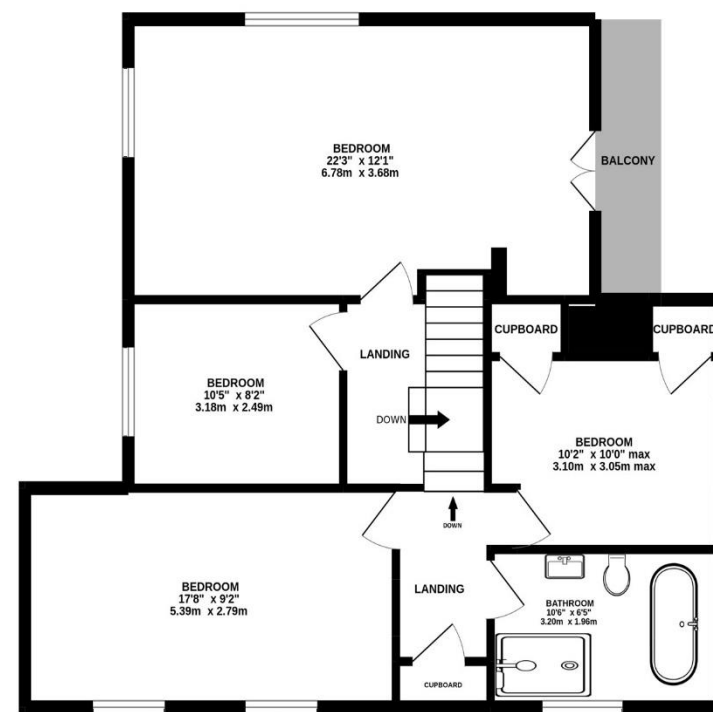




GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road, through Cleeve, and turn right at the Brockley Down traffic lights. Proceed for approx. 1.6 miles Brockley Down Road, which becomes Downside Road. Continue past the right turn to Tall Pines Golf Club and the telephone box, and look out for the left turn to The Batch, just beyond which is Greenstones. There is off-street parking in front of the double garage.

SERVICES – Oil central heating, private drainage, LPG for “wood burner” style fire **EPC RATING** – E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2,811.68 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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