



1 Chelvey Cottages
Chelvey Lane, Backwell, Bristol, BS48 4AE

Robin King | Estate Agents

1 CHELVEY COTTAGES, CHELVEY LANE, BACKWELL, BRISTOL, BS48 4A

A well balanced, spacious 4 bedroom semi-detached family home with ample driveway parking, garage and good sized gardens in a semi-rural location on the outskirts of Backwell with superb views over surrounding countryside

APPROX 1,413 SQ FT • GENEROUS KITCHEN/DINING/FAMILY ROOM WITH WOOD BURNER • PRINCIPAL BEDROOM WITH SPACIOUS EN-SUITE SHOWER ROOM • NO ONWARD CHAIN • IN CATCHMENT FOR HIGHLY REGARDED BACKWELL SCHOOLS • MAINLINE RAILWAY STATION WITHIN 1.7 MILES – TEMPLE MEADS FROM 9 MINS, PADDINGTON FROM 104 MINS • EXTENSIVE FACILITIES WITHIN 3 MILES AT NAILSEA • BRISTOL AIRPORT 4.7 MILES • ACCESS TO M5 WITHIN 5.7 MILES AT JCT 20 CLEVEDON/ 8 MILES AT JCT 19 EASTON-IN-GORDANO • WONDERFUL WALKS AND ACTIVITIES IN SURROUNDING COUNTRYSIDE

Believed to date from the 1930s and coming to the market for the first time in over 50 years, 1 Chelvey Cottages is a well balanced family home with generous gardens and ample parking in a semi-rural location. Having been extended and updated over the years, the property is presented in good order, with a sense of period charm and now provides a superb family home for a new generation.

The house is set off Chelvey Lane, in a good sized plot, with generous driveway parking in addition to the single garage. There is a welcoming reception hallway off which to the right is the spacious dual aspect sitting room, created by knocking through the original sitting and dining rooms. The “pebble” effect electric fire to one end provides focus to the room, which also benefits from wonderful far reaching views over farmland and surrounding countryside to the rear, and towards the wooded hillside of Chelvey Batch to the front.

The hall incorporates a downstairs cloakroom, and leads into the spacious dining/kitchen/family room area to the rear of the house.





The kitchen area is fitted with an extensive range of sage green wall and base units, with an electric hob and Zanussi double oven, plus space for a fridge/freezer. A sliding door opens into the light and airy utility room, with space for a washing machine, tumble dryer and the oil-fired Worcester boiler and a part-glazed back door provides convenient access to the garage and gardens beyond. The generous dining area accommodates a large dining table, ideal for family meals and entertaining, with a wide step down to the family room area, with a wood burner to one corner. The room feels quite contemporary and is very light and airy, with 3 Velux windows in addition to 2 other windows and French doors to the garden.

The first floor accommodation is arranged along a central landing with a useful linen cupboard, and a family bathroom to one end. The large principal bedroom has wonderful views over the surrounding countryside and incorporates a good range of fitted wardrobes and a contemporary shower room with a large corner enclosure. There are 2 further double bedrooms and a good sized single, which could make an excellent office to work from home if required.

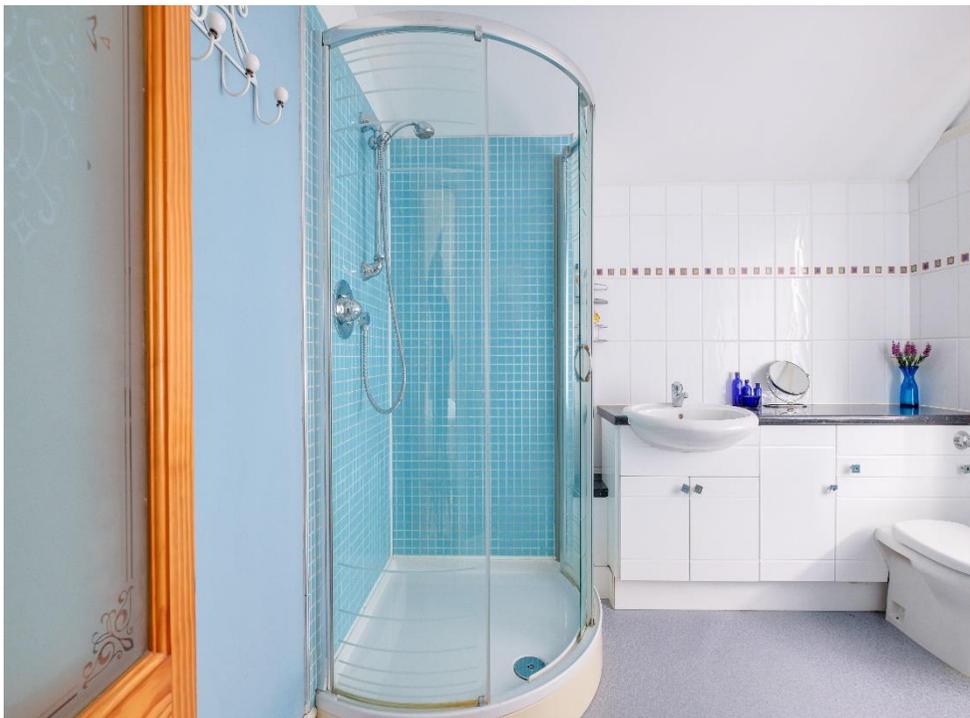
Outside – the front garden is laid mainly to lawn with some established shrubs and trees, with generous parking for multiple vehicles in addition to the single garage. A wide path to the side leads past the garage and a large shed to the rear garden. The garden is mainly laid to lawn with 2 raised beds for vegetable growing and an original semi-detached metal shed shared with the neighbours, which adds charm and a sense of history. Some flagstones to the far end and a circular dining terrace provide spaces to sit and enjoy the surroundings, in addition to the block-paved terrace running across the back of the house.



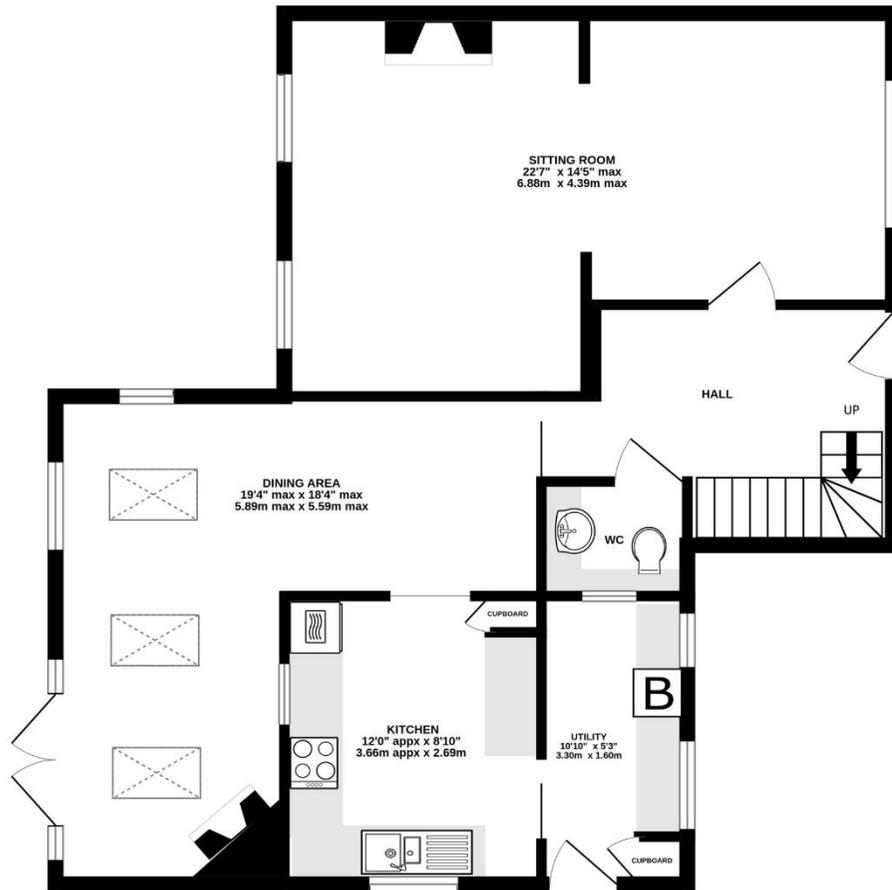


Location – The property is within 1.5 miles of highly regarded junior and senior schools and the various Backwell village amenities including a sports centre, medical centre, dentist, shops, pubs and a post office, along with the popular Backwell Lake nature reserve. There is a thriving village community, with a drama club and theatre in addition to a village hall hosting regular classes and activities. Nailsea and Backwell mainline railway station is within 1.7 miles, with regular services to Bristol Temple Meads (journey times from 9 minutes) and beyond – Paddington from 104 minutes. More comprehensive shopping, leisure and dining facilities, including Tesco and Waitrose supermarkets, are available within 3 miles in the nearby town of Nailsea. The A370 provides convenient access to central Bristol (approx. 9.4 miles) and the M5 is within 5.7 miles at Jct 20 Clevedon or 8 miles at Easton-in-Gordano. The surrounding countryside provides many opportunities for outdoor pursuits including wonderful walking, cycling, riding and golf with opportunities for sailing and climbing nearby.

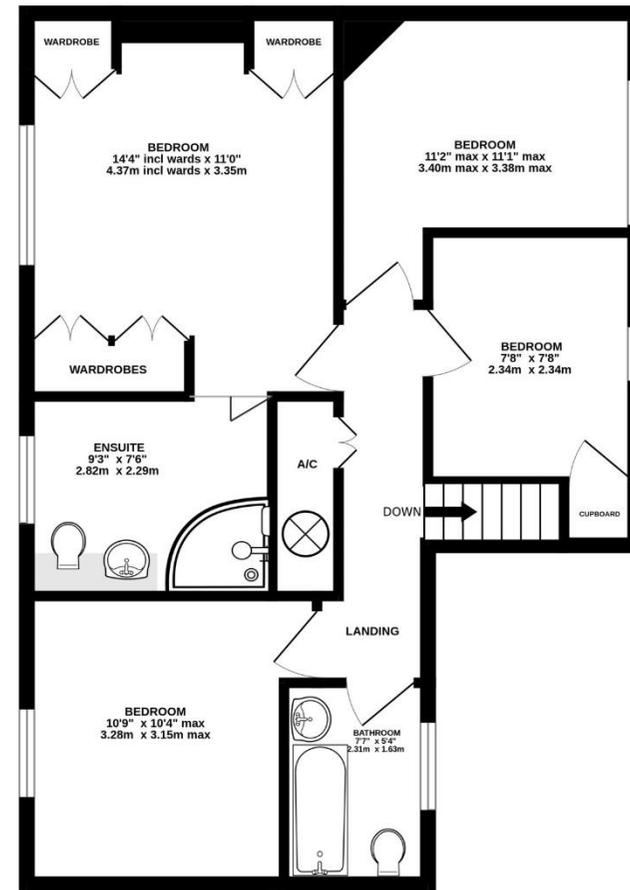




GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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Important Notice:

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, and travel approx. 3 miles to the Brockley Combe traffic lights, just past the Brockley Stores. Turn left onto Brockley Lane and after approx. 0.4 miles take the first right onto Chelvey Lane. The property is approx. 0.4 miles along, on the left hand side.

SERVICES – Oil fired central heating, mains drainage

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – D - £2,046.90 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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