



debbie fortune
ESTATE AGENTS



21 Hyatts Wood Road

Backwell



21 Hyatts Wood Road,
Backwell, BS48 3DB
£635,000

- A truly unique four-bedroom detached cottage
- Plus self-contained two bedroom annexe
- Amazing landscaped gardens with outdoor kitchen
- Gated driveway to workshop/garage plus parking for numerous vehicles
- Open plan kitchen/dining/family room
- Convenient position with excellent income potential

A wonderfully unique detached farmhouse style cottage offering four double bedrooms along with an additional two bedrooms within an attached self-contained annexe.

SITUATION

Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

DIRECTIONS

Travelling from Bristol in the direction of Weston-Super-Mare on the A370 continue through Backwell and turn left into Brockley Combe Road as the road dips down. Continue along Brockley Combe Road for approximately two and a half miles and take a left into Hyatts Wood Road. The property can be found a little way down on your right-hand side with a Debbie Fortune Estate Agents board.



DESCRIPTION

Set just outside the popular large village of Backwell with its excellent amenities and well-regarded school, this characterful home enjoys a superb semi-rural position, close to Bristol International airport with excellent income potential from its self-contained two-bedroom annex.

Approaching the property through a fenced entrance gateway that leads to the attractive front door, the house is enclosed on all sides perfect for dog/pet lovers. Entering the house there is a handy storm porch leading into a downstairs hallway, where stairs rise to the first floor and there is a useful store cupboard. From the hallway a door leads into an impressive open plan kitchen/dining/family room. The kitchen area features a generous array of oak effect wall and base units including a central island with induction hob. A beautiful brick fireplace hosts a wonderful cream AGA which provides a handsome focal point to the room. A practical tiled floor leads through to the living/dining/family area to the rear which has an impressive lantern skylight that floods the room with natural light, there are also further rear windows and bi-fold doors to the garden. A more contemporary styled room, the wall mounted T.V and superb multi fuel wood burner stove adds a little modern character with the room finished in a cool muted paint palette.

A farmhouse style door leads to a second sitting room or snug. A perfect T.V room it has a lovely outlook over the rear gardens and a replica period fireplace

To the opposite side of the kitchen a character door leads into a spacious dining room that is currently being utilised as a games room. A versatile room it has wonderful, exposed timber beams with some exceptional cabinetry throughout. Complimenting the old-world charm of the room it also has an impressive tessellated tiled floor with oak edging.

On the first floor are four bedrooms and the family bathroom, including an outstanding Master Bedroom which not only features a dressing room and W.C but also a stunning copper roll top bath. Bedrooms one, two and three enjoy rural outlooks to the rear of the property, whilst bedroom four is situated to the front of the house.

The Annexe whilst joined to the house does have its own access and offers two bedrooms with en-suite bathrooms on the ground floor, and an open plan lounge and a kitchenette on the first floor. Perfect for a dependent relative or indeed to supplement your income as an AIR B&B, it is superbly situated to take advantage of nearby Bristol International airport.

Outside, no less attention has been afforded to the garden as it has to the house with a real emphasis on outdoor entertaining and enjoying the semi-rural setting. Adjacent to the house and with access to the family dining room is a spacious raised stone patio area that has steps descending to a fabulous round seating area that centres around a superb firepit, perfect for taking the chill off those late summer evenings. There is also a fabulous timber framed gazebo, providing a covered seating area and potential for an outside kitchen with a pizza oven and barbecue.

There is a further wooden outbuilding, several raised vegetable beds, a chicken run and plenty of lawn for children to enjoy.

As previously mentioned there is a large driveway for multiple vehicles, a single garage and lots of practical outside space for storage.

PROPERTY INFORMATION

Tenure – Freehold

Council tax band – E

EPC rating E

We have noticed... A very unique family home with lots of character and a superb family friendly garden.





Floorplan



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