

46 Church Lane Backwell BS48 3PQ

£1,000,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
2449 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
4



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
central heating



PARKING



OUTSIDE SPACE

Off street and garage

Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
F

Exceptional 1930's detached family home located on a sought after road in the popular village of Backwell, affording wonderful views across the village and farmland due to its elevated position. Since taking ownership, the current owners have updated the property to create a family home that is flooded with natural light and offers fixtures and fittings such as solid oak flooring, wood burning stove in the sitting room, recently fitted double glazed windows, bespoke Neptune kitchen with beautiful granite work surfaces and large central island. Inside you are welcomed by a generous entrance hall that is open to the dining area, making the most of the view, with floor to ceiling picture windows. The beautifully fitted Neptune kitchen offers bespoke units and access to the large utility room, with fitted dog bath and integral access to the garage. The sitting room runs from the front of the house to the rear, a fitted log burning stove with slate hearth is perfect for the cold winter evenings, while a box bay window to the front along with sliding patio doors to the rear, provide a dual aspect allowing in an abundance of natural light. A separate study off of the entrance hall provides an ideal work from home space, a wc completes the ground floor. Upstairs, the feeling of space continues, four well proportioned double bedrooms and family bathroom are accessed from the landing, with the principal bedroom benefiting from en-suite facilities along with bedroom two that has the added bonus of a balcony.

The rear garden is beautifully tended and is adorned with an array of mature shrubs, trees and flower beds. The raised terrace makes the most of the view on offer and is the ideal space to entertain or unwind upon your return from work. To the bottom of the garden is a separate area used for growing vegetables, and emphasises the country lifestyle on offer. Another garden to the front is enclosed by mature shrubs and hedge, a gateway leads to the driveway that provides off street parking for numerous vehicles that in turn leads to the garage entrance.

Church Lane is a prestigious road on a south-westerly hill on the outskirts of Backwell Village. The village itself offers a wide range of amenities, including the highly regarded schools and mainline railway station, making it an ideal location for commuters. The local beauty spot that is Backwell Lake is a wonderful area where you can enjoy a walk and is a haven for a diversity of wildlife including grey herons, pipistrelle bats and rare dragonflies. Backwell is located approximately four miles to the west of Bristol and is easily accessible via the A370.







## SUBSTANTIAL 1930'S RESIDENCE IN BACKWELL WITH ELEVATED VIEWS



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

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Glorious walks at nearby Backwell Lake

Level access to Backwell's village amenities

Highly regarded Backwell Secondary School and Sixth Form

Cosy local Public Houses

St Andrew's Church

Mainline railway station

Easy access to Bristol city centre and M5 motorway network

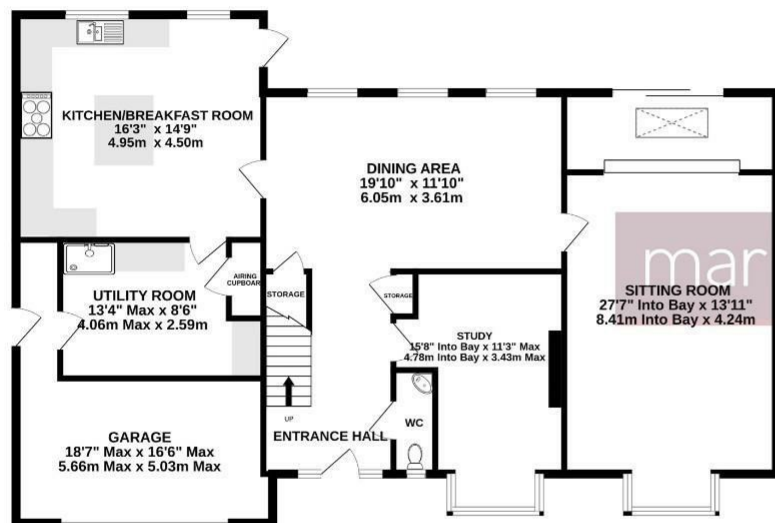


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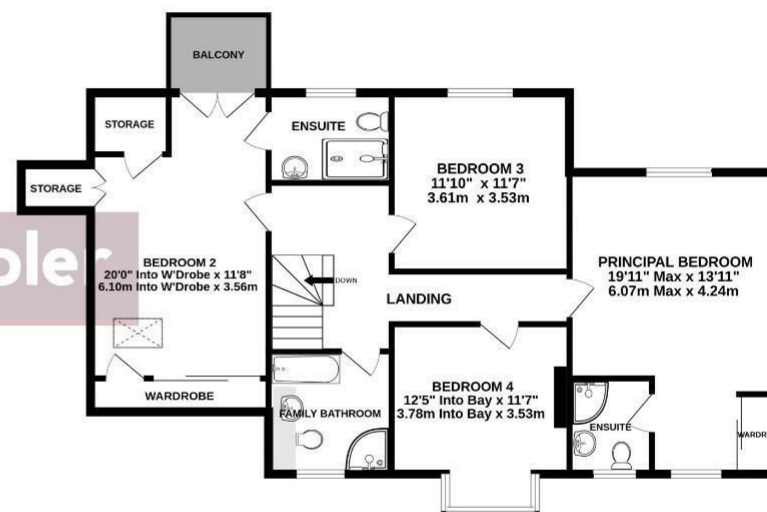




GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 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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