



A very fine individual 4 double bedroom detached home with far-reaching views beyond its extensive, almost $\frac{1}{4}$ -acre level garden. The house enjoys a private setting and offers beautifully presented accommodation with many attractive features and a contemporary feel, including a stunning open-plan kitchen–diner–family room.

HENSONS

PEOPLE & PROPERTY

39 Dark Lane, Backwell, North Somerset BS48 3NT

Offers in the region of £895,000

This fabulous home occupies a lovely, well-screened setting, with a gated drive leading to the house, which sits a considerable distance back from Dark Lane. The western phase of the Farleigh Fields development will not adjoin this house; it will ultimately back onto a designated and protected Ecology Zone as the land behind is being reclassified with far-reaching views beyond.

The property was originally built in the 1930's and would have been planned as a bungalow. However, in recent years number thirty-nine has been transformed into the impressive house we are able to offer today, with the advantage of no onward chain delay.



The House: The layout is superb and affords great flexibility. There are bedrooms and bathrooms on both floors, and an outstanding open-plan kitchen–diner–living room with genuine oak flooring, under floor heating and wall-to-wall bi-fold doors leading out to a broad terrace and the rear garden, allowing lovely views beyond.

A Jotul 7 KW wood burning stove stands in one corner of the dining area and a utility room adjoins the well-appointed kitchen that is a delight having been arranged to take advantage of the outlook to the rear. The kitchen is fitted with an excellent range of timeless Shaker style cabinets with a full size double Rangemaster range cooker and an integrated Wi-fi enabled dishwasher. Along with the kitchen throughout, the standard of fitment is very high, and alterations have been completed with great attention to detail.



As presently arranged, there is a very appealing ground-floor double bedroom with a bay window and an en-suite shower room, together with a study of double-bedroom dimensions.

An unusual and charming addition to the main living accommodation is an exceptional, purpose-designed orangery with a lantern roof complete with remote control ventilation and Wi-Fi controlled underfloor heating beneath the feature herringbone brick-tile floor. The orangery could be annexed to the main living space if you choose, and there is an adjacent study that adds further versatility to the layout, given its own independent access to the drive.

This area of the house could readily become the basis of an annexe or provide excellent office or consulting rooms at home if needed.

On the first floor, a sitting room has a dormer window allowing an outlook to the front, together with comprehensive built-in storage.



The two first-floor bedrooms are a charming, with a double room again offering an outlook to the front, while the principal bedroom is complete with a full-height gable window offering views of the future Ecology Zone, parkland, Farleigh Fields and the village church.

Finally, a particularly spacious bathroom is a treat with a full suite including a spacious shower enclosure with heated seating as well as a panelled bath.

Outside: The house is set well back from the lane and screened by a mature beech hedge, with a gated entrance opening to a long block-paved drive providing parking and turning space for several cars.



The drive arrives at a substantial carport/EV charging station that has been designed to accommodate a high-roof 4x4 such as a Range Rover or even a motorhome, with ca 8'10" (2.7m) headroom giving plenty of clearance.

The lawn at the front of the house is well tended and level, while both the garden and the drive are flanked by smartly clipped evergreen hedges.

There is good access via the side of the house to the terrace at the rear, with the lawn stretching away towards the fields in the distance.

These fields will become the protected Ecology Zone with natural planting; the new development will not extend behind this property. We have a copy of the Autumn 2025 site layout plan depicting the extent of the new development to the north and the surrounding landscaping.

The garden is of very good size, amounting in all to approximately 0.23 acre, with well-established borders, mature planting,



numerous productive Apple, Plum and Fig trees, a Walnut tree, raised beds planted with gooseberries, blackcurrants, raspberries and rhubarb and an insulated Cedar wood double glazed studio set to one side and a large timber workshop-garden shed at the bottom of the garden.

Services & Outgoings: All mains are connected. EV charging point. Full gas-fired central heating through radiators and underfloor with Hive (best in class) Wi-fi control. Plumbed in water softener. uPVC double glazing. High-speed and superfast broadband services are available with connection speeds of 1.1Gb or greater. Cable services are also available in the lane. Council Tax Band F.





Energy Performance Certificate:

The house has been assessed at a good C-72.

Construction:

The house is traditionally constructed.

Mortgages & Finance:

We have an Independent Mortgage Adviser offering FREE impartial, whole-of-market advice. Graham can also help with all manner of wealth-management questions and solutions in association with his dedicated team. Call us on 01275 810030 to arrange a conversation without any obligation.

Photographs:

See more photographs on our web site at www.hbe.co.uk

Viewing:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030



The Village:

Backwell is arguably the most sought-after village in North Somerset, with a wide variety of amenities including doctors' and dental surgeries, good schooling, coffee houses, hairdressers and a barber, an excellent wine merchant, a good fish and chip shop, local stores and a post office, a vet, two good pubs within walking distance and a village club.

For commuters, Backwell is very well placed, with Bristol just 8 miles (ca. 13 kilometres) away. Junctions 19 and 20 of the M5 are both within 8 miles (ca. 13 kilometres), and the mainline railway station—less than a 5-minute drive—facilitates long-distance commuting with direct trains to London Paddington.



The Sustrans cycle network is close by, with access to Bristol and many other destinations. For more distant travel, Bristol Airport is under 6 miles (ca. 10 km) away, but the village is not under any low-level flight paths.

Local leisure prospects are similarly attractive; between Backwell and neighbouring Nailsea there are a host of clubs and there are gyms in Nailsea and Backwell, and a David Lloyd club just 5 miles (ca. 8 km) away on the edge of Bristol. Town-centre facilities are offered in Nailsea, with large Waitrose and Tesco supermarkets, independent and national retailers and monthly farmers' markets.

Between Backwell and neighbouring Nailsea there are a host of clubs and societies for all ages and interests with Swimming, Tennis, Badminton, Bowls, Ruby, Cricket, Croquet and Football to mention just a few of the sporting facilities available. Furthermore,



there is a wider selection of cafes, bars and restaurants in Nailsea including the 5 star rated White Truffle in Ivy Court.

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