





# Lavender Cottage

8a The Avenue, Backwell

A charming two-bedroom semi-detached home tucked away in a quiet cul-de-sac in a prime Backwell Common location. The property offers driveway parking, an attractive garden, spectacular rural views, and easy access to excellent local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

All Mains Services

- Charming two-bedroom semi-detached home in sought-after Backwell Common
- Quiet cul-de-sac location with a real sense of rural charm
- Generous driveway parking and storm porch with bench seating
- Spacious kitchen/dining/family room with double-height ceiling and Velux windows
- French doors opening onto attractive, mature gardens with terraces and raised planters
- Cosy sitting room with open fireplace and wooden surround
- Two en-suite bedrooms, including a principal suite with stunning countryside views
- Substantial outbuilding with power, plumbing and insulation – ideal as office, gym or studio
- Excellent transport links: Bristol (9 mins), London Paddington (105 mins)
- Walking distance to local schools, shops and village amenities











## Lavender Cottage

8a The Avenue, Backwell

Lavender Cottage is a two-bedroom, two-bathroom semi-detached property with attractive gardens, set in a delightful location in the heart of the popular village of Backwell. With mainline railway services (Bristol 9 mins, London Paddington 105 mins), local schools, and the excellent amenities of the village just a few minutes' walk away, it also enjoys spectacular views of the surrounding countryside and a real sense of rural charm.

A storm porch with bench seating provides a welcoming entrance as well as practical storage for coats and shoes.

The front door opens into the sitting room, a cosy space with an open fireplace and wooden surround that creates a warm focal point.

To the left is Bedroom 2. A generous double, it looks over the front garden and has direct access to a Jack and Jill ensuite with shower, w.c. and basin.

At the rear of the property lies the kitchen/dining/family room, the true heart of the home. A quarry-tiled floor runs throughout, while the living/dining area features a striking double-height ceiling with Velux windows that flood the room with light. The kitchen is fitted with cream units and contrasting black worktops, with a useful breakfast bar and space for a range cooker and dishwasher.





The dining area has space for a table and sofa, with French doors opening to the garden. This creates a seamless link to the outside, where a terrace provides the perfect setting for alfresco meals or summer barbecues.

Completing the ground floor, just off the kitchen, is a small utility area with space for a fridge freezer and washing machine, and a back door to the garden.

Upstairs is the principal bedroom. A bank of four windows frames the breathtaking, far-reaching views towards Tyntesfield. The room also includes fitted wardrobes, under-eaves storage, and an en-suite bathroom.

### Outside

Lavender Cottage offers generous driveway parking, with a side return leading to a mature, fully enclosed garden. Private and well established, it includes several terraced areas. Raised planters provide excellent space for vegetables, ideal for gardening enthusiasts.

At the far end of the garden is a substantial outbuilding, offering valuable extra accommodation. Currently used as a summer house with a separate outdoor utility space, it is insulated and equipped with electricity and plumbing, making it well suited as an office, playroom, gym or versatile workspace.

### Location

Backwell village lies between Bristol and Weston-super-Mare offering an excellent range of facilities which include a sport centre, well regarded primary and secondary schools, a mainline railway station for services to Bristol (9 mins) and London Paddington (105 mins) and there is a bus service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket, chemist and post office, with more comprehensive facilities in the nearby town of Nailsea. (All distances/times approx.)





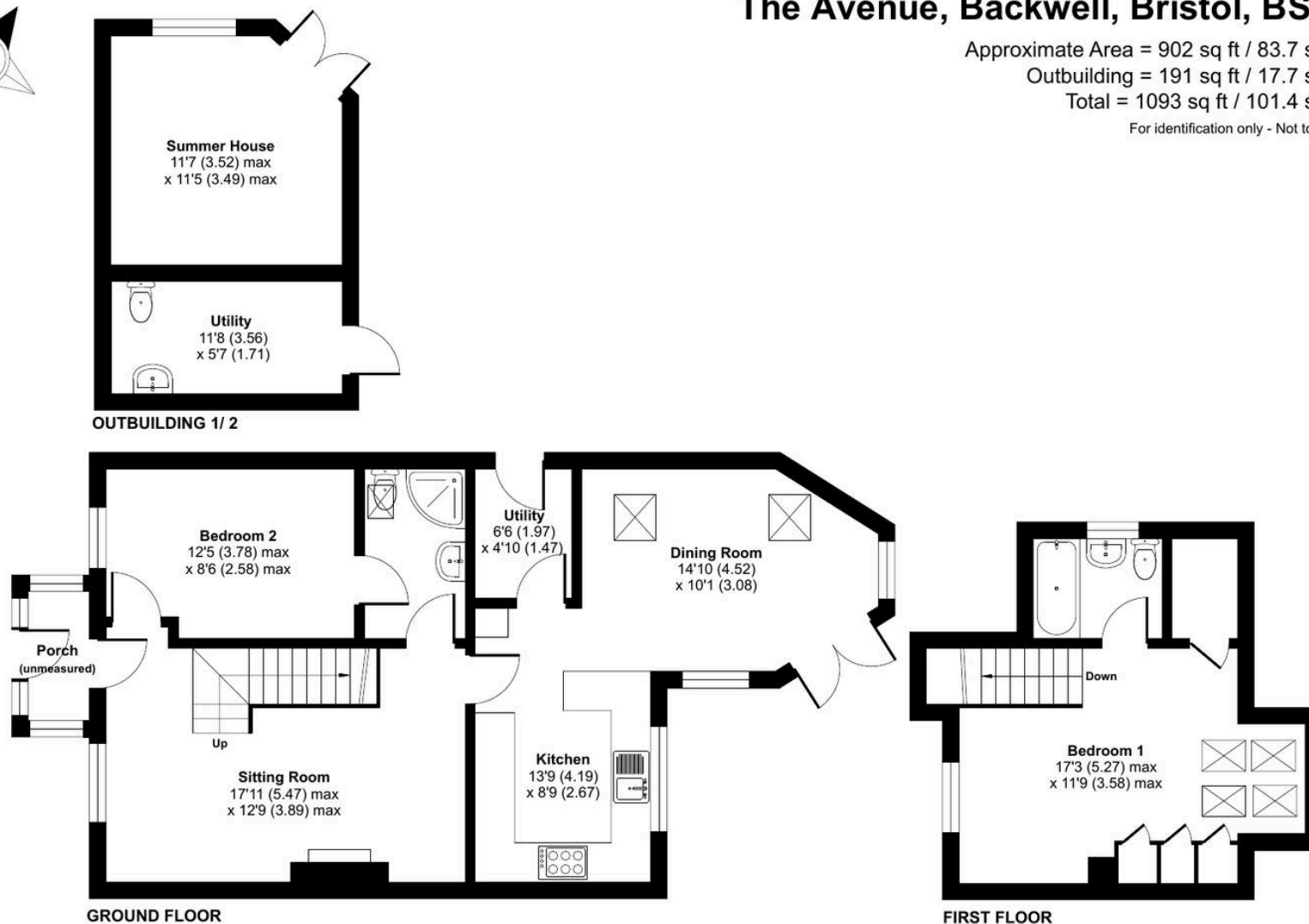
## The Avenue, Backwell, Bristol, BS48

Approximate Area = 902 sq ft / 83.7 sq m

Outbuilding = 191 sq ft / 17.7 sq m

Total = 1093 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1353651

## Robin King

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