

estate agents **auctioneers**

hollis
morgan



Quarry House, 39 Church Town, Backwell, Bristol, BS48 3JF
Offers In Excess Of £950,000

Hollis Morgan - Quarry House is a Freehold detached house occupying a stunning 1 Acre elevated mature plot with stone barn and huge potential.

- Quarry House
- Freehold Detached Family Home
- 3 Bedrooms | 3 Reception
- Private Driveway
- Ample off Street parking
- 1 acre mature gardens
- Far reaching views
- Scope for Updating
- Nature reserve to rear
- No Onward Chain

The Property

Quarry House is a charming Freehold detached property occupying an elevated and private position in the much sought after Church Town area of popular Backwell. Quarry House has been in the same ownership for over 60 years and no wonder given that it sits in the centre of a remarkable 1 acre gently sloping mature plot located at the top of Backwell with a Woodland nature reserve to the rear and sweeping panoramic views to the front across the Somerset countryside and the Bristol Channel, with the Welsh coastline visible on clear days. The property has vehicular access via a private drive off Church Town with multiple parking spaces and then, a gated entrance leads to a secluded driveway that offers additional parking and access to the main house (plus there is additional parking and pedestrian access from the bottom of the garden)

The main accommodation (1858 Sq Ft) is arranged over two floors with the aforementioned views from many of the principal rooms and the bulk of the accommodation on the ground floor comprising three reception rooms, kitchen diner, two bedrooms and shower room with the master suite on the first floor. There is also a large storage area beneath the house.

There is a detached stone barn (circa 500 Sq Ft) at the lower end of the garden and a swimming pool at the front while the rest of the plot is planted with a vast array of mature shrubs and trees, rockeries and lawns plus a large shed and vegetable patch offering a glimpse of a potentially truly spectacular garden and setting.

Quarry House offers a huge amount of short and long term potential with scope for basic updating in the house, development of the barn, bringing the pool back to life or even a more ambitious scheme to redevelop the house and site into something truly special in this unique woodland setting.

All above subject to gaining the necessary consents.

No Onward chain and vacant possession upon completion.

Location

Backwell is a suburban village south west of Bristol, 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 junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and secondary school Backwell School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

Further Information

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



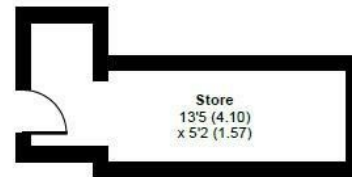
Church Town, Backwell, Bristol, BS48

Approximate Area = 1858 sq ft / 172.6 sq m

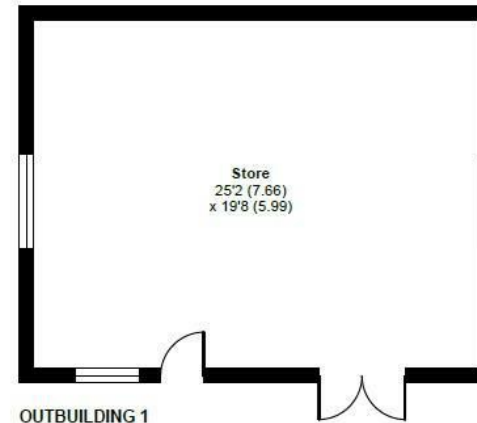
Outbuildings = 592 sq ft / 54.9 sq m

Total = 2450 sq ft / 227.5 sq m

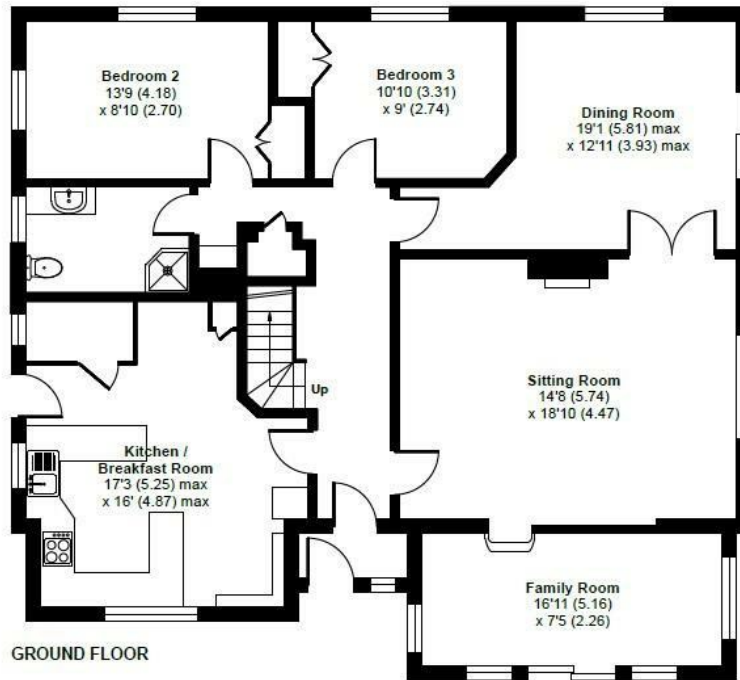
For identification only - Not to scale



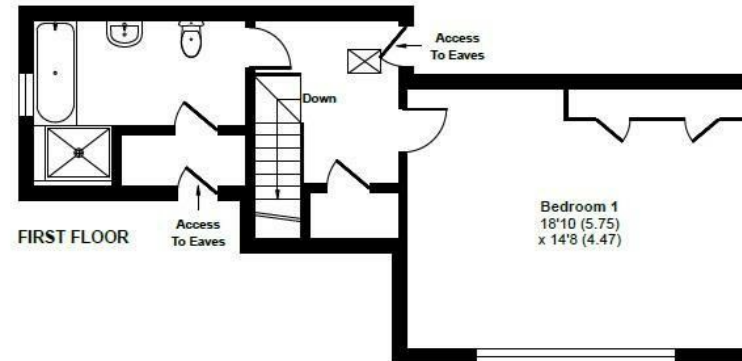
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



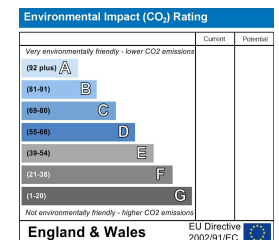
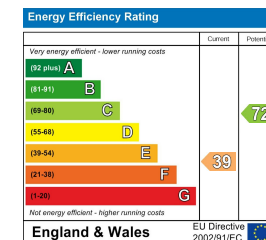
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hollis Morgan. REF:1371198



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
