



Rivida Cottage  
Backwell Common,  
Backwell, North Somerset





## Rivida Cottage, Backwell Common, Backwell, North Somerset BS48 3AD

Guide Price of £1,250,000 - £1,400,000 - Freehold

A substantial but still charming 5-bedroom, 3 bathroom 18th-century country cottage, more of a country house of great character or even a country estate in miniature at 2 acres or thereabouts with gardens, a paddock, and its own private railway.

The house is enriched with a host of period features, with beams, plank doors, fireplaces with wood burners, an impressive sitting room fireplace and a bespoke farmhouse-style kitchen complete with an Aga cooker. The fabulous double aspect principal bedroom has a high vaulted ceiling, and the views are beautiful, offering a 360-degree panorama that encompasses the ornate and rewilded elements of the gardens and grounds, as well as the most scenically attractive countryside in North Somerset that surrounds the property. There are several outbuildings, including a large garage, 'offices in the garden,' a hobbies room-studio, and a traditional summer house. To complement the private narrow-gauge railway that the owners of this property built to tour their garden, a series of engine and rolling stock sheds are hidden from view, along with sidings and all control gear. The breathtakingly attractive gardens and adjoining paddock seamlessly merge



together, thanks to a lifetime of skilled garden management. As a result, we are able to offer one of the loveliest privately-owned gardens in the county. This stunning setting provides the perfect backdrop for an enchanting family home at Backwell Common, a rural but not isolated location fully in the Greenbelt.

This very special property is enhanced by the genuinely beautiful setting such that we imagine all who view will be delighted.

### **The House, Garden, Bridge, Lake, Paddock and Railway:**

A Timeless 18th-Century Country Retreat.

Discover with us the allure of Rivida Cottage, a country home that effortlessly blends interest, space, heritage, and much contemporary comfort.



This substantial five-bedroom, two-and-a-half bathroom home is a testament to refined taste and sophisticated but relaxed rural living, featuring a wealth of charming period details that partially transport you to a bygone era.

Step inside and be captivated by the beams, plank doors, and architectural nuances, all of which lend a sense of character and charm to every corner. A feature is the splendid principal bedroom, a sanctuary of serenity with its high vaulted ceiling and breathtaking double aspect views all the way across the pastoral landscape (protected Greenbelt) to Wraxall Church and the since time immemorial famous Buzzard populated wooded hillsides above. Drink in the beauty of the surrounding landscape as the windows frame a 360-degree panorama, showcasing the meticulously designed gardens, enchanting grounds, and the picturesque North Somerset countryside that envelops the property with further views to Failand and Long Ashton Woods, Barrow Gurney, Flax Bourton, Farleigh and Backwell and that's just in Summer when the trees in full leaf partially limit the outlook.

Complementing the main house are a series of delightful outbuildings that further enhance the appeal of this exceptional estate. A spacious garage provides ample storage for your most precious vehicle, there is good drive space too, while the "offices in the garden" offer a secluded retreat for work or quiet contemplation. Additionally, a dedicated hobbies room-studio invites creativity and self-expression, while a traditional summer house offers a charming space for relaxation and entertaining.

Adding a serious touch of whimsy and personalization, the property owners have created their own private narrow gauge railway with the former steam trains superseded by environmentally friendly EV loco's and rolling stock to ride on not in, literally all aboard the slow train, the Buzzard Express, running on Buzzard Circle, next stop Deer Corner that winds its way through the enchanting garden landscape, through a wood, over a bridge crossing a small lake and through a tunnel beneath an often deer topped hillock. Ingeniously hidden from view, the engine and rolling stock sheds blend seamlessly into the surroundings, ensuring a harmonious aesthetic. This unique feature provides an unparalleled opportunity to embark on leisurely journeys through your own private, shall we say paradise.

The breathtakingly beautiful gardens merge effortlessly with the adjacent paddock, creating a seamless connection between nature and the comforts of home. Meticulously maintained and nurtured over a lifetime, these privately owned grounds represent the epitome of horticultural excellence, recognised by many as a treasure and loved by all who have visited on occasional open days for local charitable causes. This is known to be one of the most stunning gardens in the county so why not immerse yourself in the serene surroundings, revel in the fragrant blooms, and find solace in the tranquillity that this extraordinary landscape offers and is only 7 miles from Bristol. Extraordinary!

Nestled in the idyllic setting of Backwell Common, this captivating family home strikes the perfect balance between secluded rural living and convenient access to amenities. Here, you can savour the peace of the countryside while remaining well-connected to nearby facilities and amenities, the mainline railway station in the village, Backwell and Nailsea shopping, pubs, cafes and health centres all of which are within walking and certainly cycling distance while enjoying the scenic wonders of North Somerset, a location once chosen by the wealthiest non-royal couple in Queen Victoria's empire to build their family home Tyntesfield, just over a mile away on a Buzzards Wing.





Indulge in the timeless beauty of this period country cottage, embrace a life of rural comfort, and create cherished memories at Backwell Common—a sanctuary that effortlessly offers natural beauty, understated elegance and great space.

Little is known of the history of the cottage other than it might have been at least two cottages once upon a time. However, it is certain that when the present owner acquired the property more than a generation ago there was a great deal of work required to restore the cottage to its current condition. The property has been significantly enlarged and comprehensively revamped including damp proofing, wiring, heating, replacement windows and doors, the roof has been overhauled, the first-floor space re-planned to the original layout and many of the original features restored or where necessary replaced with suitably attractive reclaimed items to ensure that the new works blend with the fundamental character of the cottage. This programme of renovation has, we feel, been a tremendous success and with a planned lifestyle change ahead, the present owner has decided to hand over custodianship to new occupants creating an unrepeatable opportunity for the discerning buyer.

Given the length of time, the house has been occupied by the present owner and the likelihood that you if you are the next owner will stay too, we feel this might be a once-in-a-lifetime opportunity to live here and make your family home at Backwell Common.

The railway is a marvellous big boy/toy, a real bit of fun but if it isn't your thing then there is a very definite market for rolling stock, steam engines and even track. In this case, there isn't so much of a market for the main bridge over the small lake as it is somewhat decayed and so we do ask visitors to ensure that they or their party do not venture onto it. The tunnel though is entirely navigable on foot, just watch your head and beware of trip hazards, here and elsewhere. We must advise that all prospective buyers have to accept that they view at their risk and we will not take responsibility for wet feet from the gout or leet, the pond or lake!

The position is rural but not too isolated. Nearby there are neighbouring properties just about within sight. The centre of the Hamlet of Backwell Common is a little to the south and you will be about a mile to the east of Backwell village. Just about the same distance in the opposite direction is Nailsea and around 2 miles distant is Wraxall.

**The Village:** Backwell is without question one of the most sought after villages in the County. Good schools of all grades are within easy reach including in Backwell, Clevedon and Nailsea and Gordano at Portishead, while the highly regarded private schools such as Fairfield PNEU, The Downs at Wraxall and the acclaimed Bristol schools are also easily reached. Similarly, for the commuter, it is only a short distance at around a mile to the A370, the M5 at 6 miles and to the mainline railway station, Nailsea – Backwell which offers direct trains to Bristol, Bath and London-Paddington.

Furthermore, Bristol International Airport is about a 20-minute drive away - very convenient for business or pleasure but low-level flight commercial paths do not affect the property at all. In fact, the only regular airborne passers by are the Hot Air Balloons that launch from Ashton Court and North Somerset Show Ground with the Bristol International Balloon Fiesta creating a stunning spectacle each August with on occasion flights terminating in the fields opposite the house.





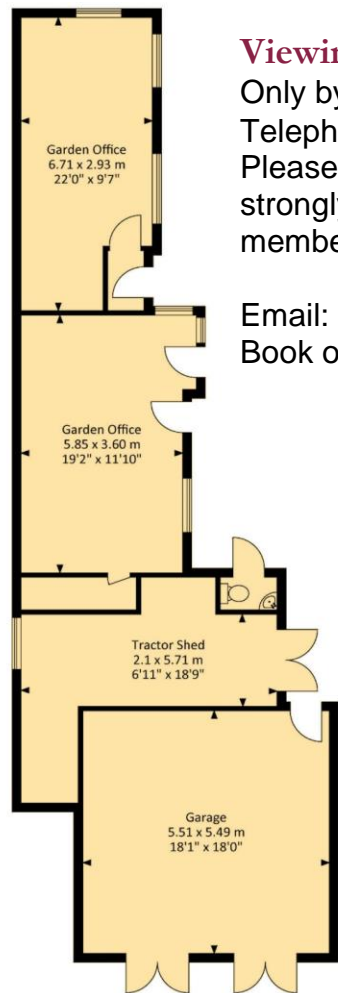
Photographs: Many more photographs can be found on our website [www.hbe.co.uk](http://www.hbe.co.uk)



**Services & Outgoings:** Mains water and electricity are connected. Oil fired central heating through radiators. Oil fired AGA cooker. Telephone connected. Broadband services are available. EPC=54 E. Council Tax Band=G

**Our London Property Exhibitions:** See this lovely home at our next Westcountry Property Exhibition at the London Hilton. For further information call 01275 810030





Outbuilding

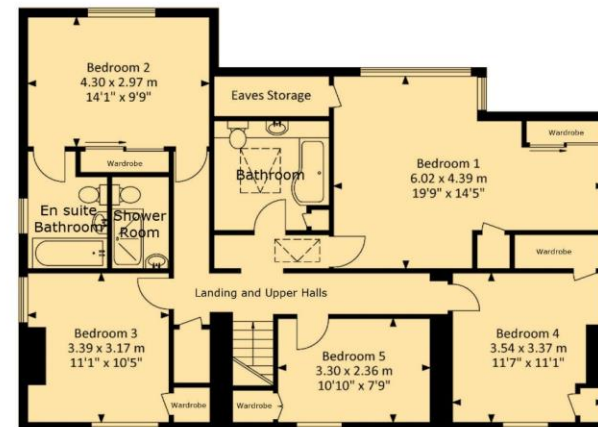
**Viewing:**

Only by appointment with the Sole Agents **HENSONS**.  
 Telephone 01275 810030.  
 Please note a dog lives at the property too, you are strongly advised not to enter the garden without a member of Hensons team being present.

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)  
 Book online at [www.hbe.co.uk](http://www.hbe.co.uk)



Ground Floor



First Floor

Approx. Gross Internal Area  
 3375.50 Sq.Ft - 313.60 Sq.M

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