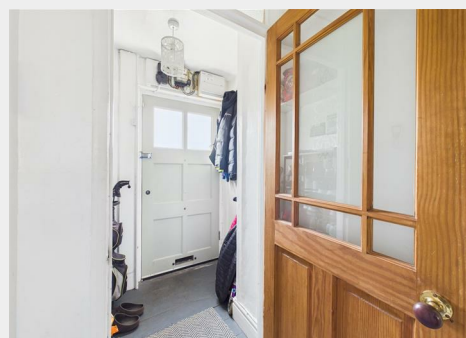


## Rock Cottage, 116 Farleigh Road, Backwell, North Somerset, Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD FAMILY HOME
- REDUCED - WAS £450K
- GOOD DECORATIVE ORDER
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold BAY FRONTED 3 BED FAMILY HOME ( 1323 Sq Ft ) with PARKING and REAR GARDEN | REDUCED PRICE for sale by Auction.

# Rock Cottage, 116 Farleigh Road, Backwell, North Somerset, BS48 3PF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Rock Cottage, 116 Farleigh Road, Backwell, North Somerset BS48 3PF

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A charming double bay fronted period house occupying an elevated position on the fringes of Backwell with charming views over the Backwell Allotments and The Common towards Wraxall and Tickenham. The well presented family accommodation ( 1323 Sq Ft ) is arranged over two floors with bright and airy flexible ground floor space comprising two reception rooms and open plan kitchen diner whilst upstairs are 3 bedrooms and a family bathroom. To the rear is a private enclosed rear garden with access via the kitchen with a patio area and steps up to the walled garden. Please refer to independent rental appraisal Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band E  
EPC - D

Parking - Off street parking to the front of the property shared with the neighbour | Additional unrestricted parking on nearby streets.

### THE OPPORTUNITY

FAMILY HOME | REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents at £450,000 and is now offered with a reduced auction guide price.  
The home now offers outstanding value in this sought after Village location.

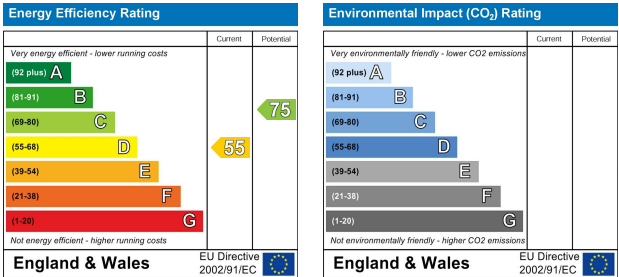
### LOCATION

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 'Bacolle' 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.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

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.

Please refer to our website for further details.