



### Farleigh Road, Backwell, Bristol, BS48 3PD

Approximate Gross Internal Area = 186.7 sq m / 2010 sq ft  
 Garages = 38.1 sq m / 410 sq ft  
 Total = 224.8 sq m / 2420 sq ft

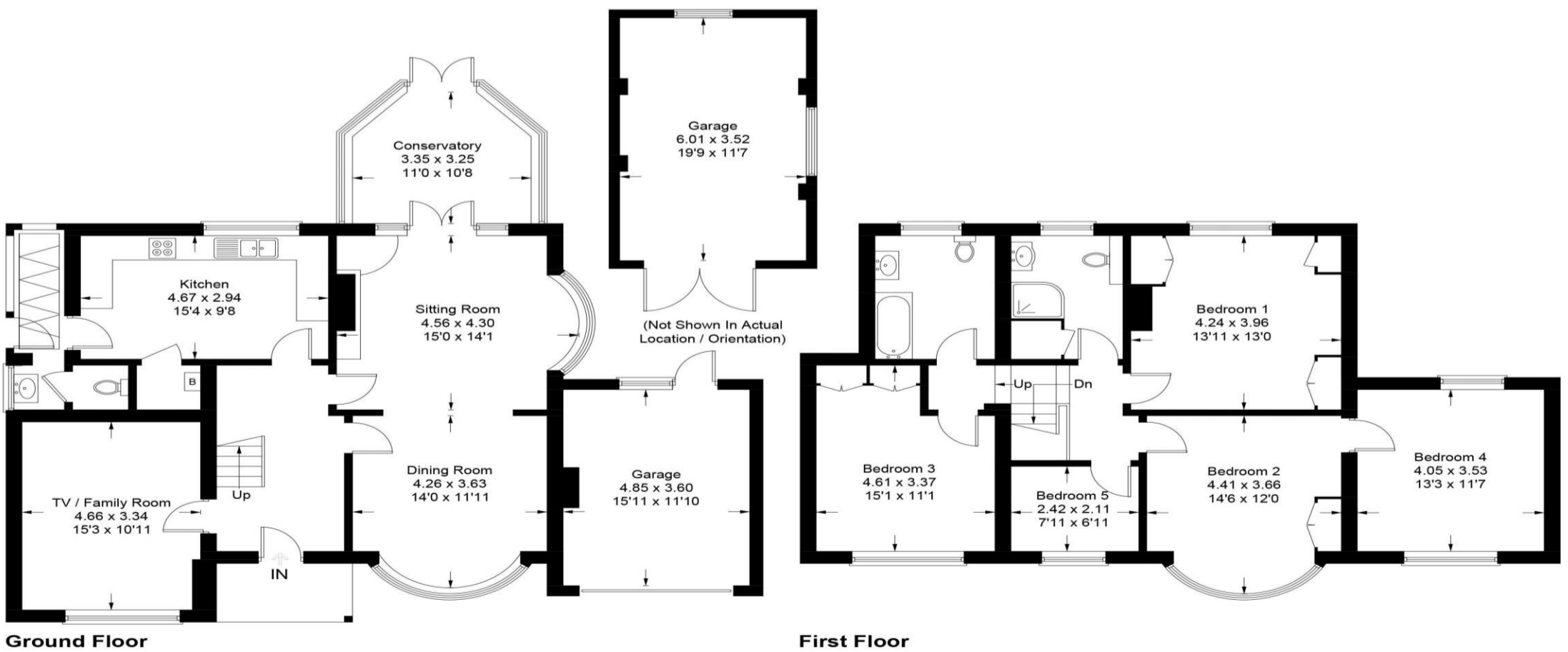


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID993305)

# 74 Farleigh Road

Backwell, Bristol, BS48 3PD.

- Over 2000 Sqft of diverse accommodation
- Handsome family home
- Private sweeping driveway
- 1 mile from Nailsea Backwell train station
- 5 Spacious bedrooms

An impressive family home set in a mature private plot, surrounded by large mature gardens to both the front and rear! Bursting with potential this beautiful family home offers a wealth of light, character and diverse accommodation. Extended by the present owner the property has over 2000sqft of living space, with three reception rooms and five bedrooms. The Property is just 1 mile from Nailsea Backwell Train station with direct links into Temple Meads as well as being on a bus link into central Bristol. Backwell village itself has a range of local shops, bars and cafes, as well as a leisure centre. For a larger range of shops Nailsea town is just 2.5 miles away.

A large sweeping driveway guides you past the mature and well-kept front garden and provides access to one of the two garages. A bright and airy entrance hall has a dog leg staircase and provides access to all of the principal reception rooms. Still retaining a sense of character, the lounge/ dining room has two original bay windows, both enjoying a pleasant outlook over the gardens as well as doors into the conservatory. A further reception makes an ideal formal dining room or family room. The kitchen has access to a utility room and WC as well as pleasant views over the rear garden.



To the first floor are four large double bedrooms all with open views and a further single bedroom. Bedrooms one, Two and three have the benefit of built in wardrobes. All five bedrooms are serviced by a modern shower room and separate bathroom.

The crowning glory of this stunning family home is its exceptionally large private rear garden. Over 100ft long the garden has a vast array of mature trees, shrubs and borders. A patio directly outside the rear of the property is ideal for alfresco dining, whilst a number of benches nestled amongst the trees are the perfect spot to enjoy the surrounding nature. There is a further detached garage in the garden with light and electric.

\*\*There is planning permission in place for a housing development in the neighbouring field.



Directions

Energy Performance Certificate  
Rating ON ORDER

