

105 Farleigh Road Backwell BS48 3PG

£850,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached bungalow



HOW BIG  
2231.10 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
D



A rare opportunity to acquire a four-bedroom detached bungalow offering equestrian facilities, situated within the popular village of Backwell - 105 Farleigh Road is a charming property that is tucked away and set well back from the road, offering the perfect blend of space, comfort, and tranquillity as it affords over two acres of land, providing ample room for both relaxation and outdoor activities. Upon entering, a generous hallway opens to three reception rooms and principal bedroom. The sitting room and kitchen breakfast room are both to the rear, the kitchen boasting an Aga which also serves the hot water, and both affording views over the garden and paddock. The dining room and the principal bedroom are situated to the front, boasting en-suite facilities and a walk-in wardrobe. The internal hallway offers access to a separate utility/boot room and additional WC along with three further bedrooms, plus integral access to the double garage. Bedroom two again offers the convenience of en-suite facilities.

Outside is where this wonderful property comes into its own with gardens and a separate paddock spanning over two acres, with the added benefit of a stable block that has power and light connected. The stable block adds a touch of character and potential for equestrian enthusiasts or those looking to convert the space for alternative use subject to the relevant permissions. The front is laid to decorative gravel providing off-street parking for numerous vehicles and leads to the double garage that has light and power connected with an electrically operated up-and-over door. A planted bed is to the front of the property contains a variety of well-tending shrubs and bushes with an ever-green hedge providing privacy. A five-bar wooden gate provides access to the side, leading to the rear garden and paddock.

Farleigh Road is a prestigious road within Backwell Village. The village itself offers a wide range of amenities, including the highly regarded schools and mainline railway station, making it an ideal location for commuters. The local beauty spot that is Backwell Lake is a wonderful area where you can enjoy a walk and is a haven for a diversity of wildlife including grey herons, pipistrelle bats and rare dragonflies. Backwell is located approximately four miles to the west of Bristol and is easily accessible via the A370.













## Substantial bungalow with separate paddock and stable block



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

Glorious walks at nearby Backwell Lake

Level Access to Backwell's village amenities

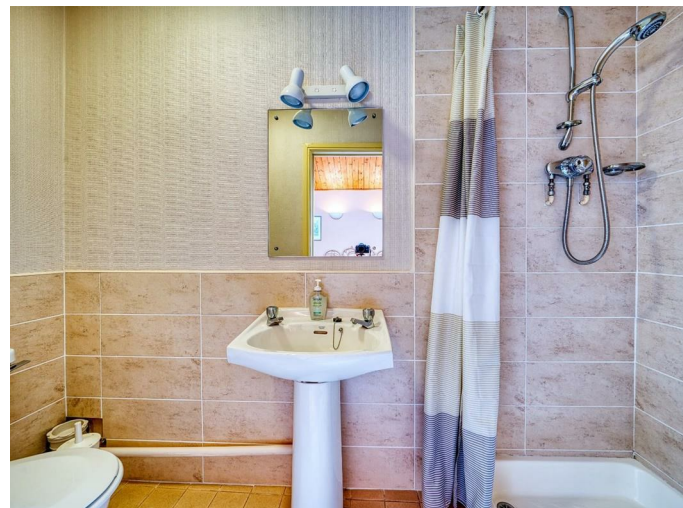
Highly regarded Backwell Secondary School and Sixth Form

Cosy local Public Houses

St Andrew's Church

Mainline railway station

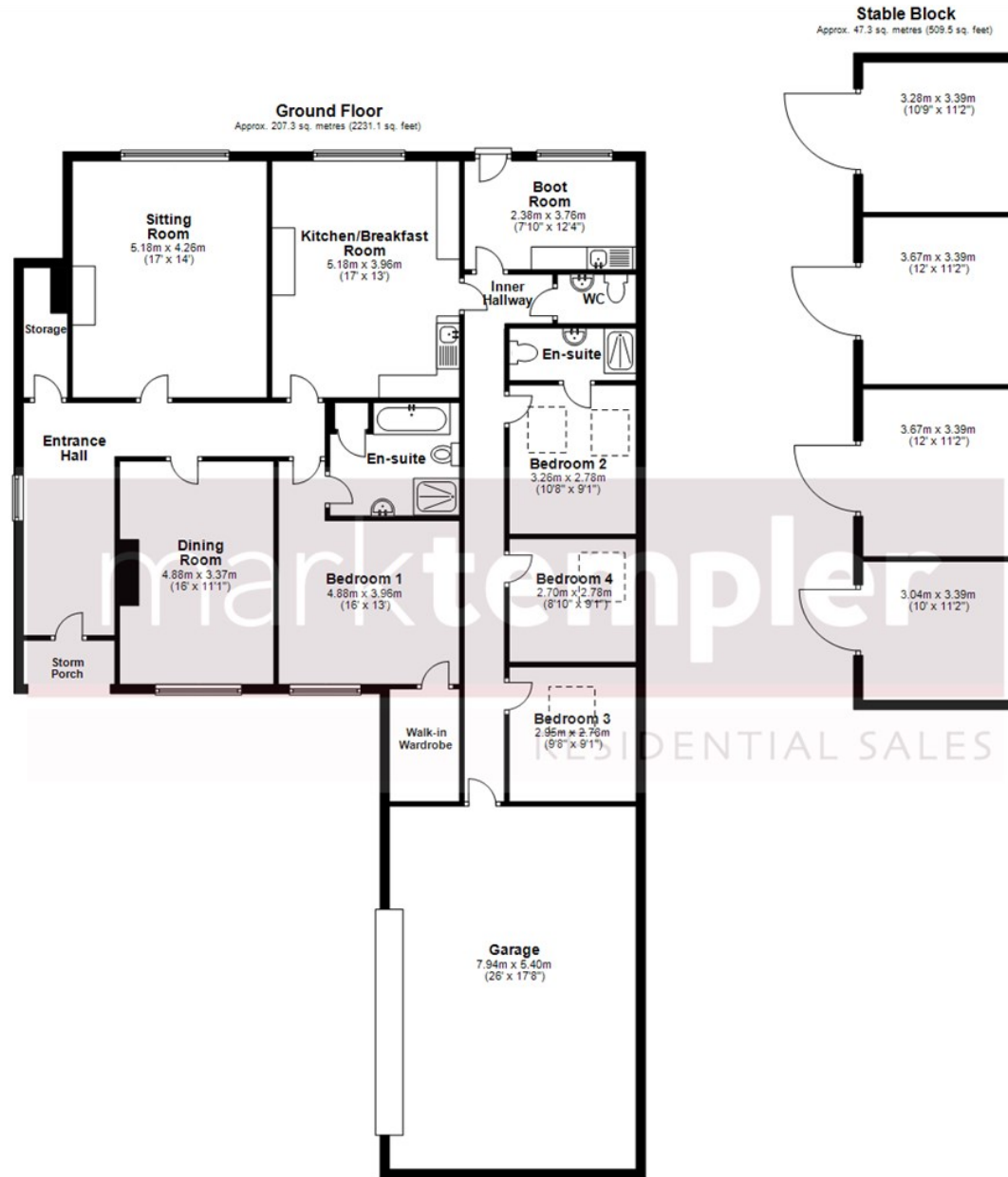
Easy access to Bristol city centre and M5 motorway network



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Total area: approx. 254.6 sq. metres (2740.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.