



4 West Town Road, Backwell

Guide Price **£325,000**



Parker's

Estate Agents & Property Lettings



4 West Town Road

Backwell, Bristol

Charming Period Home with Spacious 100ft Garden – No Onward Chain

A delightful two-bedroom period home with a generous sitting room and an impressive garden extending approximately 100ft. This beautifully presented red-brick and ornate stone property is part of a charming row of four period homes, offering character, space, and versatility.

Upon entering, you are welcomed into a hallway with a handy storage cupboard, leading to the bay-fronted sitting room. Featuring an open fireplace at the front and an extended space toward the rear, this room was likely originally two separate rooms, now combined to create a stunning 26ft (8m) living area. This spacious layout offers flexibility and is larger than average for a home of this type.

At the rear, the kitchen/diner is fitted with classic cream units, complemented by a window overlooking the garden and French doors opening onto the side return. Another window at the far end provides a lovely framed view of the extensive outdoor space—so long, in fact, that you can't see the end of it!

A staircase from the sitting room leads to the first floor, where you'll find two double bedrooms and a spacious bathroom. Originally designed as a bedroom, the bathroom offers an unusually generous layout, a feature often found in period homes. Throughout the property, dark wood-effect flooring adds a stylish, low-maintenance finish, blending classic charm with modern convenience.

Charming period cottage with delightful 100ft Garden in central village location close to mainline train station.

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To the front, this elegant Edwardian home boasts a low-maintenance garden enclosed by a red brick wall with a wrought iron gate. The rear garden is a true highlight, offering multiple zones for relaxation and gardening. A side return with planting borders leads to a patio, followed by a well-maintained lawn lined with fencing, mature shrubs, and plants. Further down, a separate section features a garden shed, and at the very end, a vegetable patch and greenhouse—perfect for keen gardeners.

Rarely available in Backwell, this charming home is ideal for first-time buyers or those looking to downsize. With no onward chain, this is a fantastic opportunity to secure a unique period property in a desirable location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



Hallway

8' 2" x 2' 11" (2.50m x 0.90m)

Sitting Room

24' 7" x 14' 5" (7.50m x 4.40m)

Kitchen/Dining Room

20' 8" x 8' 10" (6.30m x 2.70m)

Landing

12' 6" x 5' 3" (3.80m x 1.60m)

Bedroom 1

11' 10" x 14' 1" (3.60m x 4.30m)

Bedroom 2

12' 2" x 8' 6" (3.70m x 2.60m)

Bathroom

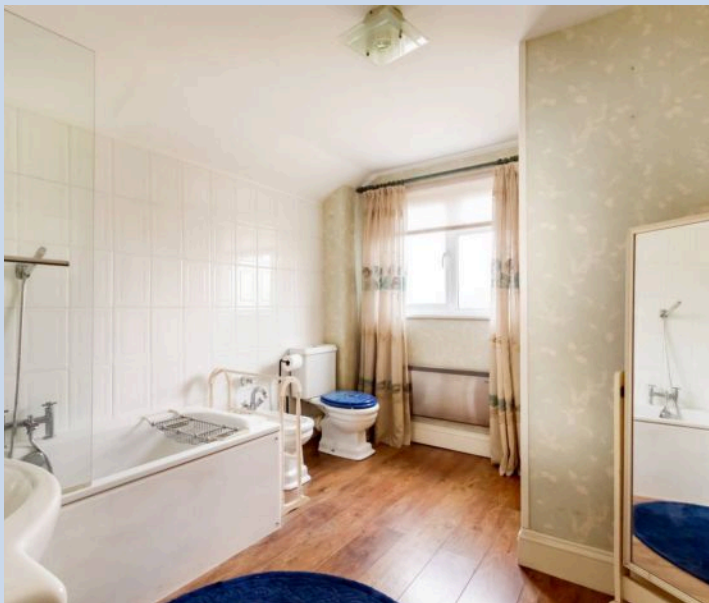
10' 10" x 8' 10" (3.30m x 2.70m)





Backwell:

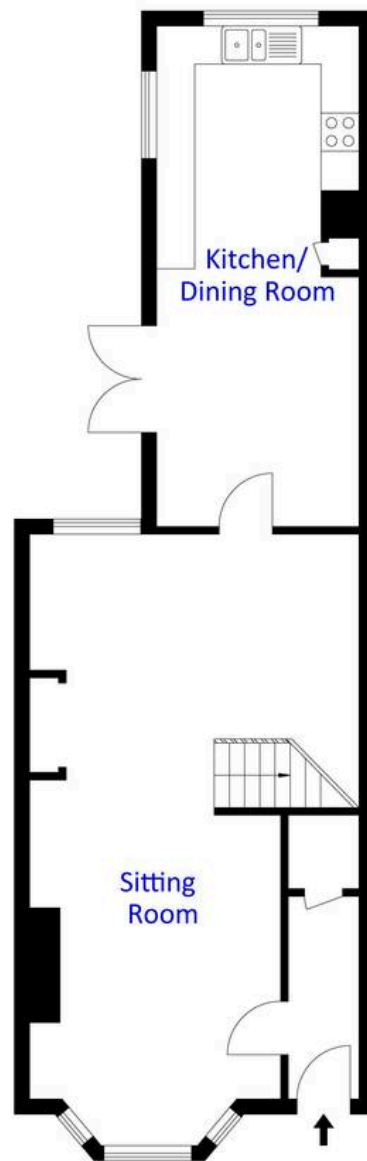
Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.





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Approx. Gross Internal Area
991.20 Sq.Ft - 92.10 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

