



Rock Cottage, 116 Farleigh Road, Backwell

Guide Price **£450,000**



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Estate Agents & Property Lettings



Rock Cottage, 116 Farleigh Road

Backwell, Bristol

Rock Cottage, Backwell – A characterful three-bedroom period home

This is a rare opportunity to purchase this double-fronted period property in the heart of Backwell, offering a wealth of original features alongside modern-day comforts. This well-presented three-bedroom home is full of charm and character, set in a sought-after village location with easy access to Bristol and highly regarded local schools. The property is also offered for sale with no onward chain, making for a straightforward and appealing move.

The property is approached via steps leading to the entrance, through a useful porch and into the main hallway. To the right is a bright sitting room with bay window, ideal as a snug, home office, or second reception room. To the left, the main lounge also features a bay window and an open fireplace, creating a cosy and inviting atmosphere.

The hallway leads through to the dining room, which benefits from a traditional stone floor, log burner, a warm, classic feel, and direct access to the garden. Just off the dining area, the kitchen begins and flows into a stylish galley space with skylight. It is fitted with deep blue units, quartz worktops, integrated appliances, double ovens, and ample storage. The kitchen continues through to an inner hallway with additional storage and loops back around to the lounge, forming a practical circular layout.

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Stairs rise from the inner hall via the dining room, adding to the home's character, and lead to a spacious landing. At the front are two generously sized double bedrooms, both with bay windows and lovely views across Backwell Common. A third bedroom is positioned at the rear, alongside a contemporary family bathroom featuring a vanity unit and tasteful finishes.

The rear garden is accessed from the dining area and features a raised lawn, railway sleepers lining mature borders, a blossom tree, and a stone wall that adds both privacy and character. A swim spa tub is also included in the sale.

This is a unique and characterful property in a prime village setting with excellent local amenities, beautiful countryside walks, and convenient commuter links nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Porch

4' 3" x 2' 7" (1.30m x 0.80m)

Hall

12' 2" x 3' 3" (3.70m x 1.00m)

Sitting Room

15' 5" x 10' 2" (4.70m x 3.10m)

Living Room

13' 9" x 12' 6" (4.20m x 3.80m)

Inner Hall**Kitchen**

6' 11" x 10' 6" (2.10m x 3.20m)

Dining Room

11' 6" x 16' 5" (3.50m x 5.00m)

Landing**Bedroom 1**

14' 5" x 13' 1" (4.40m x 4.00m)

Bedroom 2

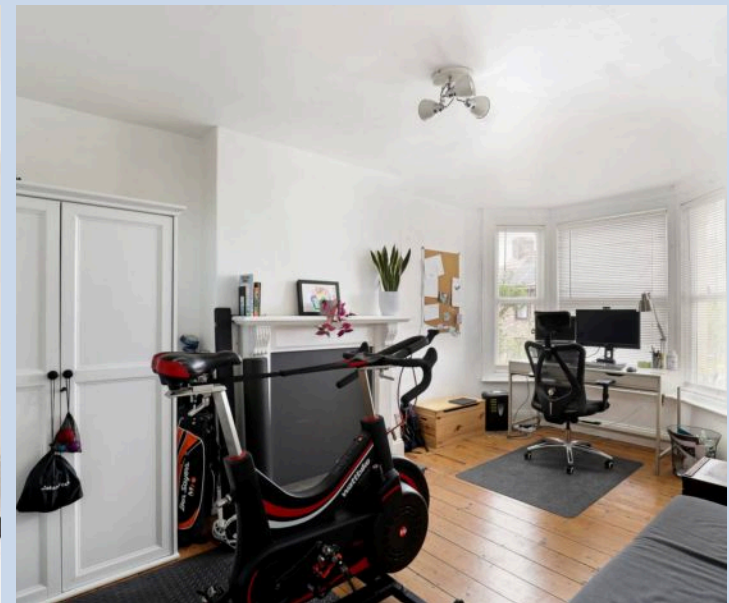
14' 5" x 12' 6" (4.40m x 3.80m)

Bedroom 3

7' 3" x 11' 6" (2.20m x 3.50m)

Bathroom

5' 7" x 10' 6" (1.70m x 3.20m)





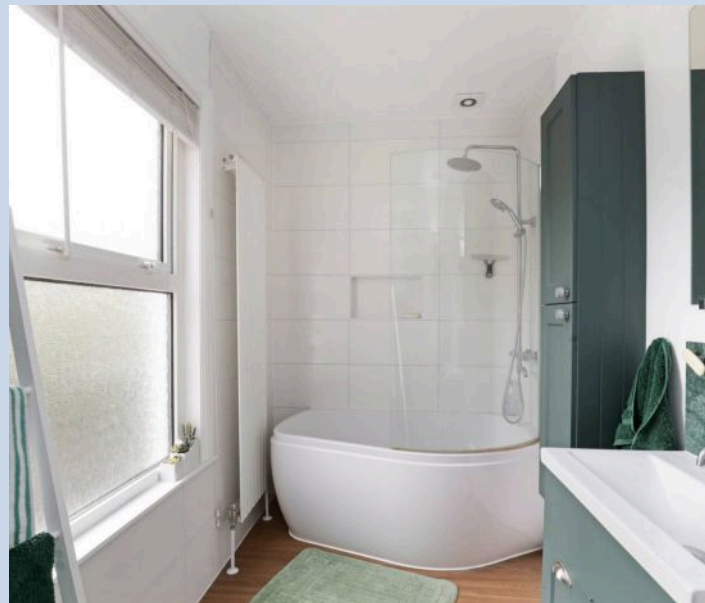
FRONT GARDEN

REAR GARDEN

Allocated parking

Backwell:

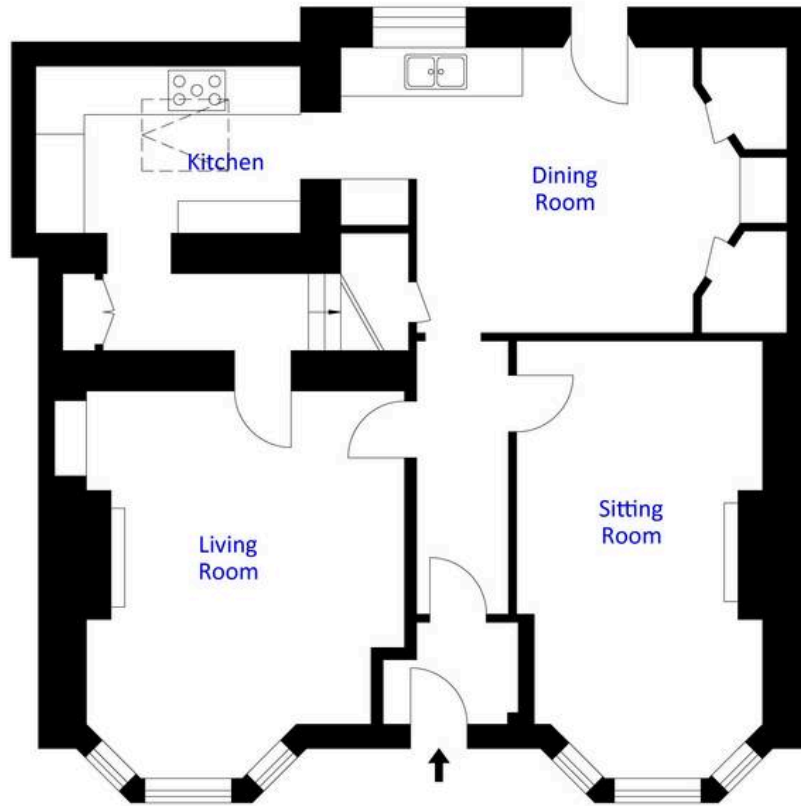
Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.



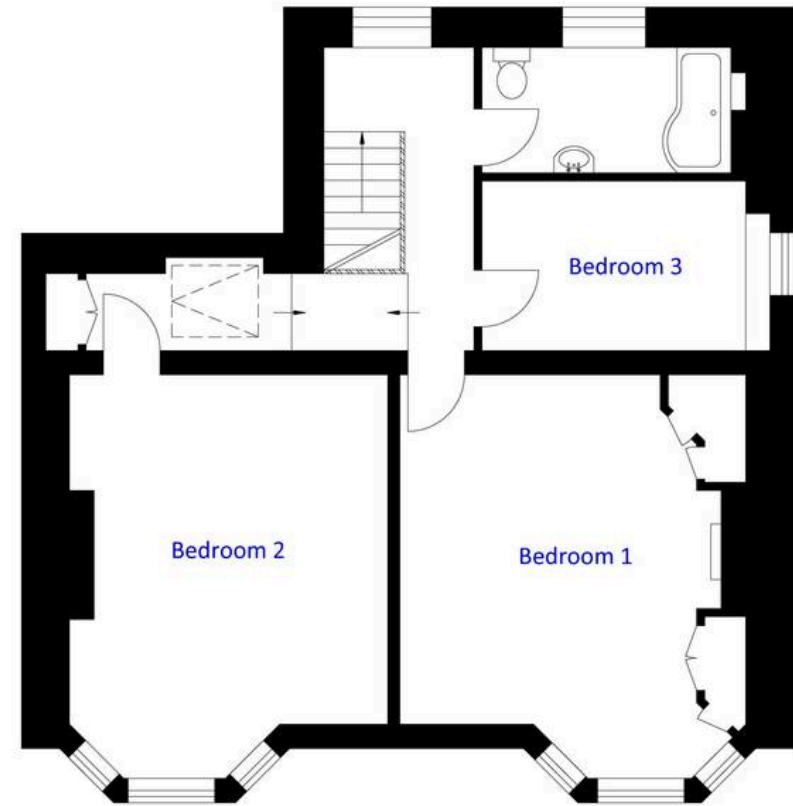


Farleigh Road, Backwell BS48 3PF

Approx. Gross Internal Area
1456.4 Sq.Ft - 135.3 Sq.M



Ground Floor



First Floor

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.



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.

