



31 Farleigh Road, Backwell

Guide Price **£1,145,000**



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Estate Agents & Property Lettings



31 Farleigh Road

Backwell, Bristol

The Devil is in the Detail: A Beautifully Designed 4/5 Bedroom Home with Flexible Accommodation

This unique 4/5 bedroom property offers the perfect blend of style, space, and functionality, thoughtfully crafted by the current owner to provide everything you would want in a family home. With over 2700 sq ft of living space and no onward chain, this property offers an exceptional opportunity for its next owners.

As you enter the spacious entrance hall, you're immediately welcomed by a stunning handcrafted staircase and beautiful Karndean flooring that flows seamlessly throughout the ground floor.

Step into the heart of the home—the striking kitchen/diner—where vaulted ceilings in the adjoining lounge and a perfectly framed window draw your eye to the views beyond.

The kitchen boasts a sleek island, crisp white units with elegant brass detailing, and a premium Kutchenhaus German design. A Quooker boiling water tap, integrated Neff appliances, and luxurious Calacatta Gold quartz worktops elevate the space, while generous preparation areas ensure both style and functionality. The dining area is perfectly placed for everyday family meals and entertaining alike, with direct access to the patio—ideal for al fresco dining.

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Adding warmth and character, a log burner is centrally placed to serve both the kitchen/diner and the adjacent reception room, which offers versatility as a snug, playroom, or additional living space. This dual-aspect feature is just one of many thoughtful touches that make this home so special.

Towards the rear of the kitchen, you'll find a generous lounge with vaulted ceilings and large picture frame windows, allowing natural light to pour in and offering views over the rear garden. Adjacent to the kitchen is a utility area, leading through to a utility cupboard and a convenient downstairs cloakroom.

Off the hallway, there is a versatile study or adaptable room, and access to a self-contained suite with a fitted kitchen, shower room, and its own private entrance. This space is ideal for a teenager or for multi-generational living, providing both independence and connection to the main home.

Upstairs, the landing is bathed in natural light, thanks to a striking floor-to-ceiling window and a spacious landing that wraps seamlessly around the staircase, creating a real sense of openness.

To the rear, two generously sized double bedrooms boast vaulted ceilings and large picture windows that frame beautiful views of the garden and surrounding landscape. The main bedroom is a true retreat, featuring ample space, a dedicated dressing room, and a sleek en suite bathroom—perfect for unwinding at the end of the day.





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At the front of the house, you'll find another spacious double bedroom, along with a stylish and contemporary family bathroom, completing the first-floor accommodation with both comfort and practicality.

Externally, the property benefits from off-street parking at the front and side access to a double garage with electric doors. The rear garden is meticulously landscaped, featuring a raised patio area directly accessible from the house, paths, and right-angled flower beds that create perfect contours. The garden also includes a sunken seating area with a fire pit, strategically placed seating, and additional patio areas ideal for entertaining. Furthermore, there is a garden studio, equipped with electricity, ready to serve as a gym, yoga room, or home office.

This property is a perfect example of how thoughtful design and attention to detail can create a home that is both functional and beautifully unique. Smart technology and bespoke fittings feature throughout, making every corner of the house feel considered and distinctive. With flexible accommodation and ample space to entertain, unwind, and grow, it offers everything you could want from a modern family home. With over 2,700 sq ft of living space and no onward chain, it's an exceptional opportunity for its next owners.





Hall

11' 6" x 10' 6" (3.50m x 3.20m)

Kitchen/Diner

15' 9" x 20' 4" (4.80m x 6.20m)

Lounge

23' 7" x 10' 6" (7.20m x 3.20m)

Snug

15' 9" x 11' 2" (4.80m x 3.40m)

Utility Area**Cloakroom****Study**

11' 2" x 9' 2" (3.40m x 2.80m)

Annexe

10' 10" x 13' 9" (3.30m x 4.20m)

Annexe/Kitchen area**Annexe Bathroom**

6' 7" x 6' 3" (2.00m x 1.90m)

Landing**Bedroom 1**

16' 9" x 11' 10" (5.10m x 3.60m)

Dressing Room

7' 10" x 10' 6" (2.40m x 3.20m)

En-suite

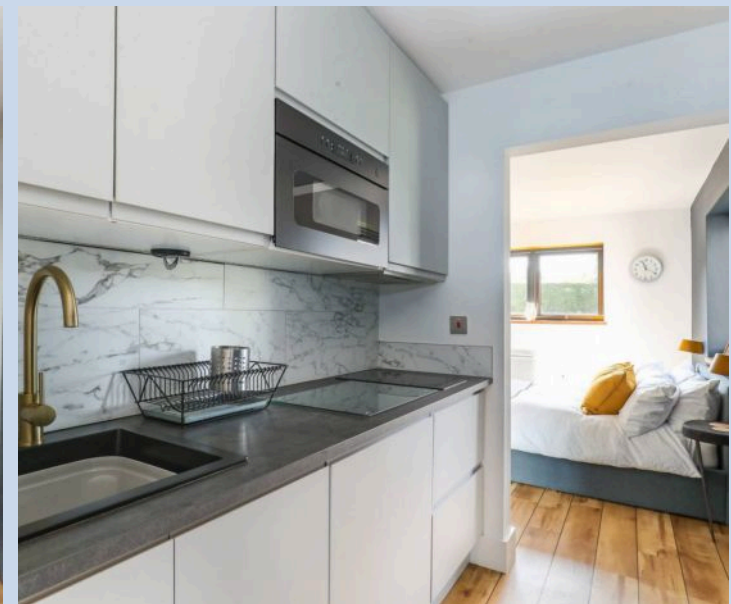
4' 7" x 10' 2" (1.40m x 3.10m)

Bedroom 2

18' 1" x 10' 6" (5.50m x 3.20m)

Bedroom 3

11' 6" x 9' 6" (3.50m x 2.90m)





Bathroom

4' 11" x 10' 6" (1.50m x 3.20m)

Studio

11' 10" x 15' 1" (3.60m x 4.60m)

Double Garage

19' 8" x 16' 5" (6.00m x 5.00m)

Front Garden

Rear Garden

Garage

Double Garage

Off street

4+ Parking Spaces

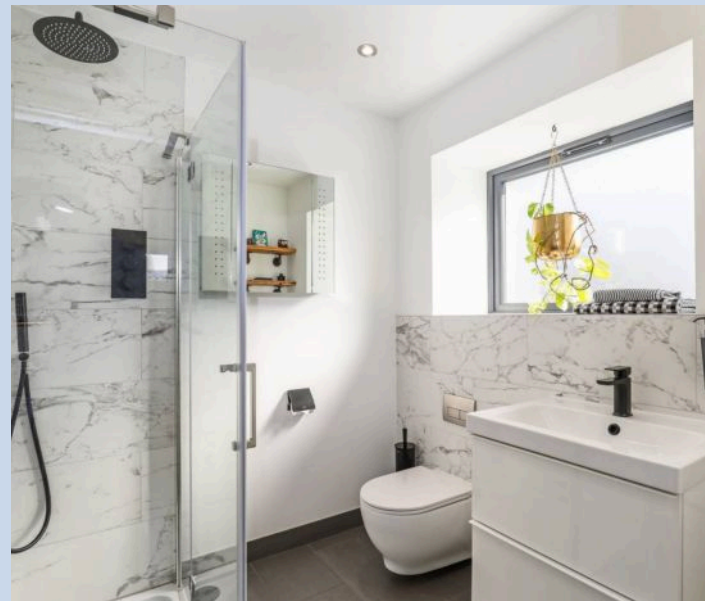
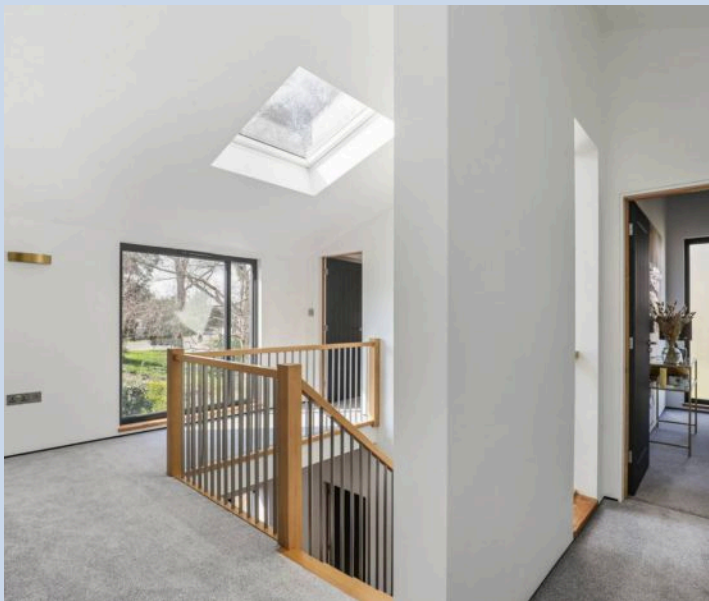
Backwell:

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C









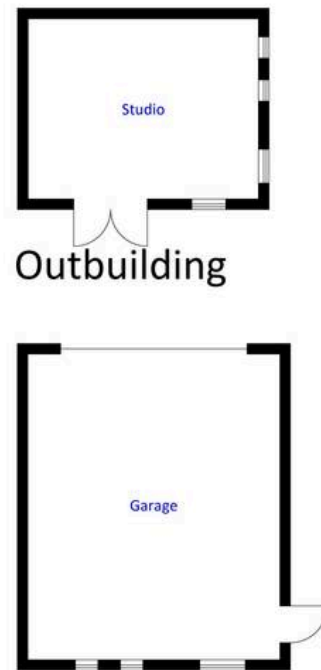


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Approx. Gross Internal Area

2728 Sq.Ft - 253.43 Sq.M

(Total area includes garage/studio)



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.



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.

