



121 Farleigh Road, Backwell

Guide Price £695,000



Parker's

Estate Agents & Property Lettings



121 Farleigh Road

Backwell, Bristol

A truly unique and delightful Home. Built around 1895, this distinctive property was designed by the renowned architect Walter Cave for Anthony Gibbs of the Tyntesfield Estate in the Vernacular Revival style. Originally constructed as an estate worker's cottage, it has since been thoughtfully transformed into a warm and inviting family home, much loved and carefully maintained by the current owners.

Accessed through a small gate and covered porch area, the property opens into a welcoming hallway, where doors lead to the downstairs rooms and stairs rise to the bedrooms. The hallway is filled with character, featuring tiled floors, built-in storage, bookshelves areas, and charming details at every turn.

To the right, a door opens into the sitting room, a cosy retreat complete with a woodburner and elegant picture rails, ideal for unwinding after a long day. The hallway also leads to the separate dining room, where an original fireplace and leaded windows allow natural light to flood the space. There is also ample room for a study area, making this room both practical and inviting.

The kitchen is truly the heart of this home, exuding a cosy and inviting atmosphere. It is fitted with a range of hand-built, cottage-style wooden cupboards and a distinctive blue Aga, offering the perfect setting for family meals and entertaining. The kitchen seamlessly flows into the conservatory, a sunny space where you can relax and enjoy views of the tranquil rear garden.

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A practical sunroom/porch area leads from the kitchen to the well-appointed utility room, enhancing the functionality of the downstairs layout and making it ideal for modern family living.

Upstairs, you'll find three generously proportioned bedrooms, each with its own unique charm and the benefit of high ceilings. The master bedroom boasts a large en-suite shower room and built-in wardrobe-style cupboards, offering both comfort and storage. A beautifully appointed family bathroom serves the remaining bedrooms.

This home offers a perfect blend of period charm, character features, and practicality, making it an ideal space for family life.

Council Tax band: E

Tenure: Freehold







Kitchen

13' 0" x 13' 2" (3.95m x 4.01m)

Conservatory

12' 4" x 10' 4" (3.76m x 3.15m)

Sun Room/ Rear Porch Area

11' 8" x 11' 6" (3.55m x 3.51m)

Utility

7' 10" x 7' 7" (2.39m x 2.30m)

Store Room

7' 11" x 3' 0" (2.41m x 0.91m)

Dining Room

17' 5" x 13' 9" (5.32m x 4.19m)

Sitting Room

19' 5" x 12' 2" (5.93m x 3.71m)

Bedroom 1

17' 9" x 17' 5" (5.42m x 5.31m)

En-suite

8' 10" x 4' 0" (2.69m x 1.21m)

Bedroom 2

15' 4" x 12' 10" (4.67m x 3.91m)

Bedroom 3

13' 8" x 12' 9" (4.17m x 3.88m)

Family Bathroom

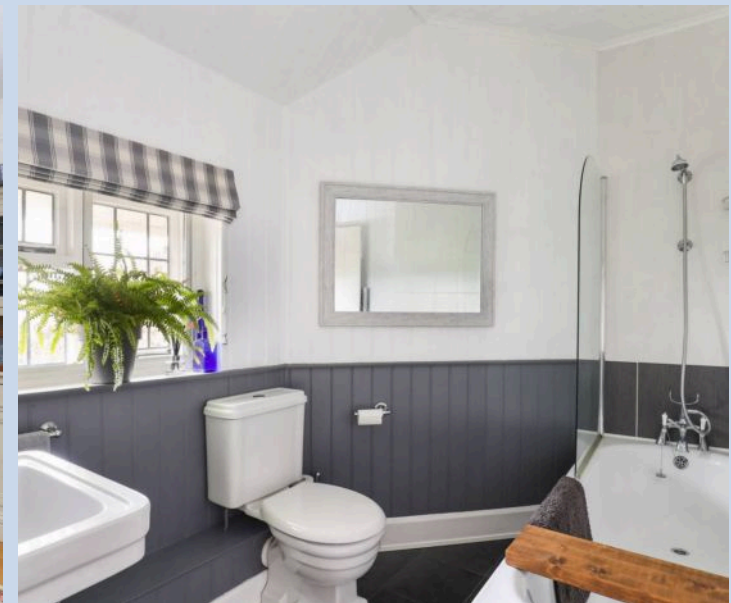
8' 11" x 6' 5" (2.73m x 1.95m)

Double Garage

19' 1" x 16' 9" (5.82m x 5.11m)

Timber Shed

11' 8" x 7' 8" (3.55m x 2.33m)





GARDEN

The rear garden is a true gardener's delight. Designed in a charming cottage style, it features beautifully planted borders with a variety of mature shrubs, creating a vibrant and inviting outdoor space. The garden includes a spacious patio area, a well-maintained lawn, and a large, well-stocked pond that adds to the tranquil setting. A greenhouse provides the perfect opportunity for growing your own produce, while a substantial timber shed offers versatile storage or potential for a workshop or hobby space. Completing the garden is a beautifully built pagoda, ideal for outdoor dining or simply relaxing and enjoying the peaceful surroundings. This enchanting garden offers the perfect retreat to unwind and soak up the sunshine.

Double garage

2 Parking Spaces

To the rear of the property, a double garage is accessed via a private lane, offering secure parking along with additional space for vehicles.



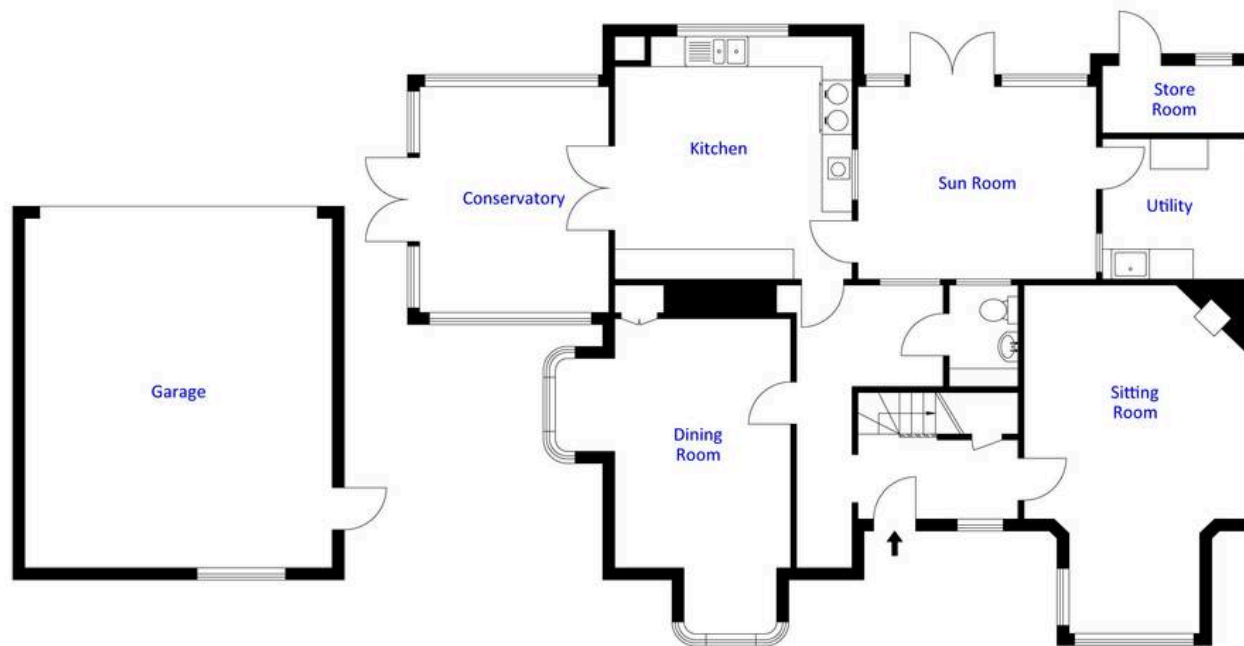
Backwell

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.

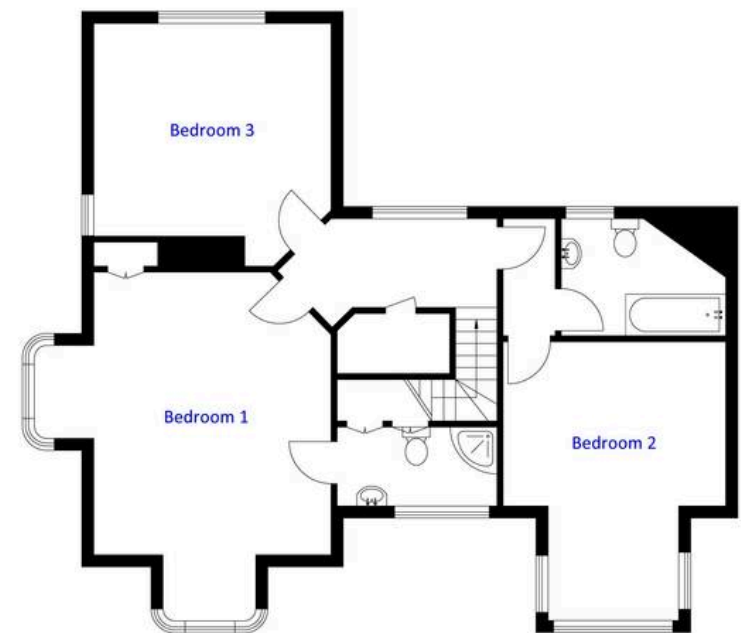


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Approx. Gross Internal Area
2225.2 Sq.Ft - 206.7 Sq.M
(Total area includes garage)



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

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

