



105 Farleigh Road, Backwell

Guide Price £850,000



Parker's

Estate Agents & Property Lettings



105 Farleigh Road

Backwell, Bristol

4-bedroom bungalow with stables, equestrian facilities, double garage, and over 2 acres of land. There is ample parking, stunning views, and complete privacy.

This wonderful property is tucked away behind Farleigh Road, so discreet that you'd never know it was there. A private path leads you to a gravel driveway and onto the bungalow.

Upon entering, you're welcomed by a spacious hallway that flows through this expansive home. The lounge boasts a cosy log burner and a large window offering stunning views of the gardens and open fields beyond, with no other houses in sight. Adjacent to the lounge is the dining room, while the separate kitchen/breakfast room features an Aga, which also serves hot water, ample storage, and more beautiful views—making it the perfect spot for morning coffee or a leisurely lunch.

The main bedroom includes a large walk-in wardrobe and an en-suite bathroom with both a bath and a shower. A second hallway leads from the kitchen to three additional bedrooms, one of which also has an en-suite. At the end of the hall, you'll find access to a large double garage. At the opposite end, there's a WC and a utility room with a barn door opening onto the gardens.

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Step outside to discover a lovely seating area and a path leading to the stables—a fantastic opportunity for equestrian enthusiasts or those looking to convert the space for alternative uses, subject to relevant permissions. The property truly shines with its gardens and a separate paddock spanning over two acres, ideal for those wishing to keep horses or adaptable for other uses. To the front, there is ample parking and access to the double garage, which features electric up-and-over doors, lighting, and power. The inviting entrance is surrounded by gravel, well-tended shrubs, and bushes, with an evergreen hedge.

This hidden gem offers a rare combination of privacy, space, and charm in a tranquil rural setting, with the delights of Backwell on your doorstep.

The property has to benefit of being offered with no onward chain.



Entrance Hall

Lounge

16' 9" x 14' 1" (5.10m x 4.30m)

Kitchen

17' 5" x 12' 10" (5.30m x 3.90m)

Dining Room

16' 1" x 11' 2" (4.90m x 3.40m)

Utility Room

7' 10" x 12' 6" (2.40m x 3.80m)

Wc

3' 11" x 5' 7" (1.20m x 1.70m)

Bedroom 1

11' 2" x 13' 1" (3.40m x 4.00m)

En-suite

8' 2" x 9' 10" (2.50m x 3.00m)

Bedroom 2

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

En-suite

3' 7" x 8' 10" (1.10m x 2.70m)

Bedroom 3

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

Bedroom 4

9' 10" x 8' 10" (3.00m x 2.70m)

Stables/Outbuilding





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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

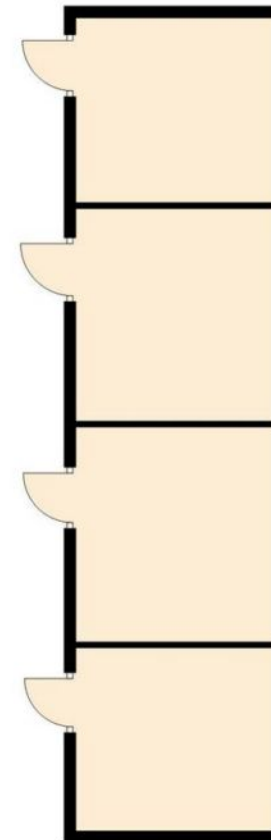




Ground Floor



Stable Block



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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.

