



72 Farleigh Road, Backwell

Guide Price £825,000



72 Farleigh Road

Backwell, Bristol

A gorgeous 1930s detached five-bedroom home in Backwell with a stunning garden, ample parking and a garage.

This beautiful, characterful home is set back from the road, approached via a sweeping driveway and framed by an impressive landscaped front garden.

The welcoming hallway makes a strong first impression. To the right, you'll find a spacious lounge/diner with a charming bay window and a layout that flows from front to rear. French doors open into a bright garden room — a perfect spot to relax and enjoy views of the garden.

To the left of the hallway is another reception room, also with a bay window. At the rear of the house is the kitchen/breakfast room with views over the garden and access to the utility room. There's also a downstairs shower room and further access to the outside.

The stairs from the hallway lead up to a landing that extends to both the left and right, offering a generous and well-balanced upper floor layout.

On one side of the landing is the principal bedroom — cosy and full of character — featuring fitted wardrobes and a spacious en-suite bathroom. Adjacent to this is a single bedroom. On the opposite side are two further double bedrooms, both with fitted wardrobes, along with another single bedroom, making five bedrooms in total. A large family bathroom completes the layout, offering everything a modern family needs.





Space to Live, Flexibility to Thrive

This home offers exceptional versatility across both floors, with approximately 2,000 sq ft of well-planned living space.

Outside space

The south-facing rear garden is a real highlight, stretching over 120 feet and beautifully maintained over the years. It features a sweeping lawn, an abundance of plants, and mature shrubs and trees that add both colour and privacy. At the far end, there's a tucked-away area with a shed, greenhouse, and an allotment-style space — so generous, you might not even realise it's there.

To the front, a generous driveway offers parking for multiple vehicles, alongside a lawn and mature borders filled with flowers and established trees that give the property a wonderfully private feel. There is also a garage and an electric vehicle charging point. Conveniently, fast and frequent bus services to Bristol run just yards from the drive — ideal for commuters and those who prefer to leave the car at home.

Extra good news

The current owners could be in the position of being end of chain, making this an excellent opportunity for the right buyer.

This is a wonderful, much-loved family home in one of Backwell's most desirable spots.

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Backwell, Bristol

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

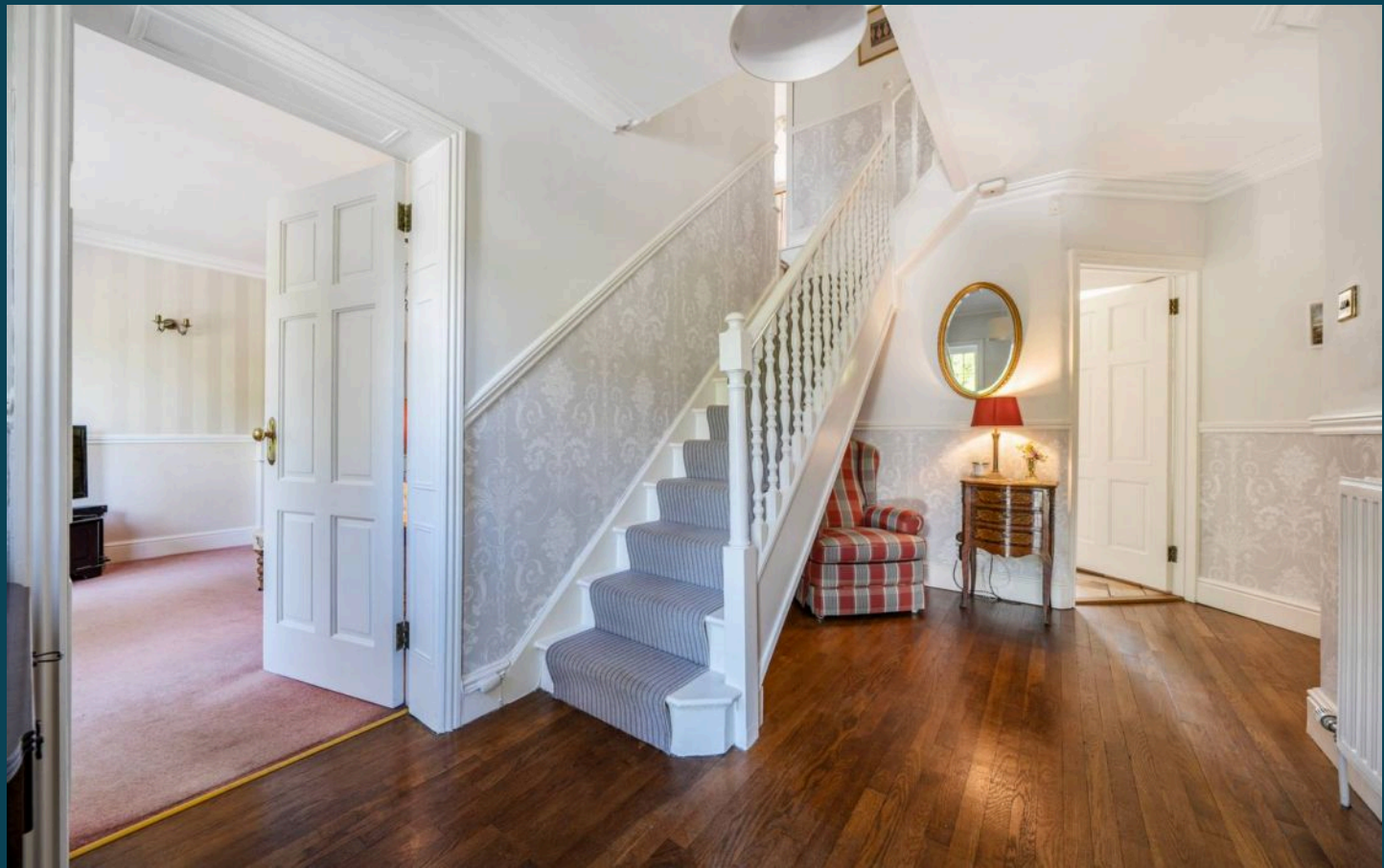
EPC Environmental Impact Rating: E

Location

Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links — including Backwell and Nailsea train station — it offers easy access to Bristol, the airport, and surrounding towns, making it ideal for commuters seeking a quieter lifestyle.

The village boasts highly rated schools, local shops, cafes, and traditional pubs — striking a perfect balance between rural appeal and convenience. Nearby Nailsea adds to the appeal with supermarkets, a shopping centre, and everyday essentials.

Whether you're after a cosy cottage or a spacious family home, Backwell offers a range of properties to suit every lifestyle. Discover what makes this village such a special place to call home.



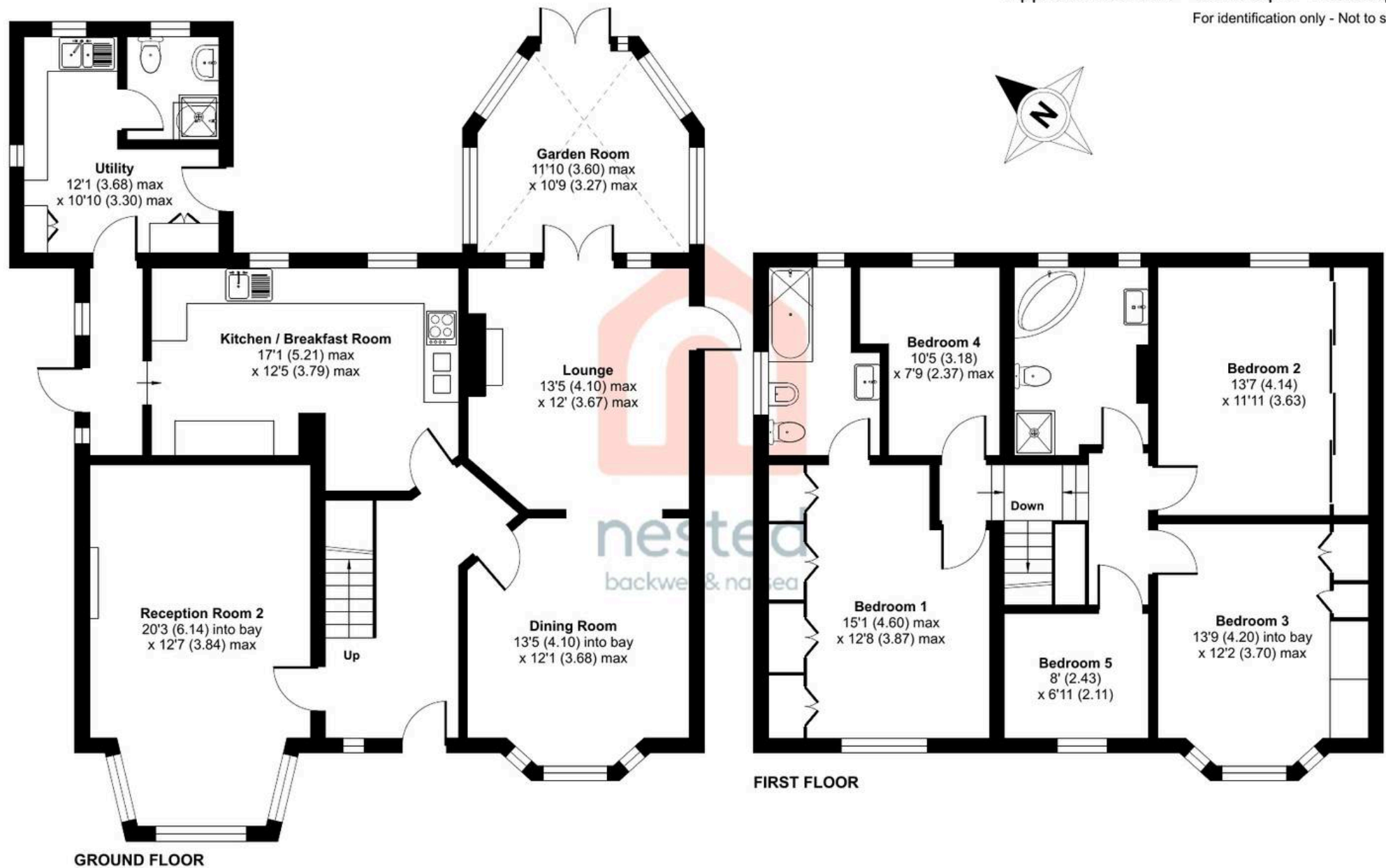




Farleigh Road, Backwell, Bristol, BS48

Approximate Area = 2073 sq ft / 192.5 sq m

For identification only - Not to scale



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