



A charming period cottage offering 3 - 4 bedrooms, 2 bathrooms and a lovely private garden standing in the former hamlet of Farleigh, now an integral part of Backwell in the conservation area.

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Leigh Cottage, 114 Farleigh Road, Backwell, North Somerset BS48 3PF £399,950 - Freehold

A delightful period cottage that oozes character and at the same time is full of surprises. Leigh Cottage is believed to date from the early to mid part of the 19th century, possibly around 1840. The property has been tastefully and thoughtfully modernised and improved in recent years with the cottage retaining many lovely features including a particularly attractive private south and west facing rear garden.

The accommodation is remarkably bright with the gabled porch opening to a dining – family room with an exposed local stone chimney breast, exposed beams, a pillar radiator and a low sill window allowing an outlook to the front. A doorway opens to the inner hall and double doors open to the living room that again offers an outlook to the front. Here the outlook is also to the front with another low sill window, the fireplace has a woodburning stove inset and recesses to either side of the fireplace have attractive exposed local stonework.

The staircase rises from the inner hall to the first floor and a doorway opens in turn to the airy country kitchen that has a high vaulted ceiling and is fitted with a range of farmhouse oak wall and floor cupboards and quartz work surfaces with an inset Belfast sink, plumbing for a dish washer, space for a range cooker and for an American style fridge freezer.

Adding to the flexibility of the layout of the cottage there are double doors that lead to a study, a breakfast room or as presently arranged an additional bedroom with a fitted mezzanine double bed.





The kitchen opens to the rear garden with a utility area set away to one side and a series of shallow steps rising up to the garden itself.

On the first floor the landing leads to a spacious principal bedroom with pair of built in wardrobes. There is a well appointed bathroom with a shower over the bath and a door from the landing to a second staircase rising to the upper floor. A unique feature on the landing is the low door naturally under the stairs that opens to the room that the family living here call The Harry Potter Room that again has an outlook to the front and can serve as a study or a small bedroom as it did for the previous owners.

The second floor bedroom is arranged to overlook the rear garden with large Velux style windows and at one end of the room a door opening to an ensuite shower room.

Outside:

The property is approached via a shared pathway - driveway at the front. A garden gate opens to the walled stone paved front garden with the composite front door opening to the porch. The path continues past the cottage and a further gate opens to a path at the side of the house leading to the private rear garden





The rear garden which is a particular feature of Leigh Cottage is of good size and is a delight being well established and private with part local stone walled and part timber fenced boundaries offering great privacy. There is a sunny paved patio area, a wide variety of specimen shrubs and bushes together with floral borders adding colour, a timber garden shed and a greenhouse.

Unusually for village cottages of this type there is parking available. The parking space above the grass verge at the front of the cottage is shared between the immediate neighbouring cottage 116 Farleigh Road to the left. There is an informal agreement that has existed for over 40 years to allocate days of the week for parking and we understand an Indemnity protects the right to park. The agreement is that 114 has the space from Sunday to Wednesday morning and every other Saturday night. Additional roadside parking is available in Uncombe Close that is just 40m or so on foot up the footpath to the right.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband connections. Gas fired central heating through radiators with a combi boiler. Double glazing with very effective acoustic glass installed at the front of the cottage.

Council Tax Band D.

Energy Performance:

The Energy Performance Certificate rates the property D-60 for energy efficiency.

Backwell:

The property stands amidst a number of character houses of differing styles and centuries on the south side of Farleigh Road. The George Pub is nearby and the village centre in Backwell is within easy walking distance while greenbelt open countryside is closer still.

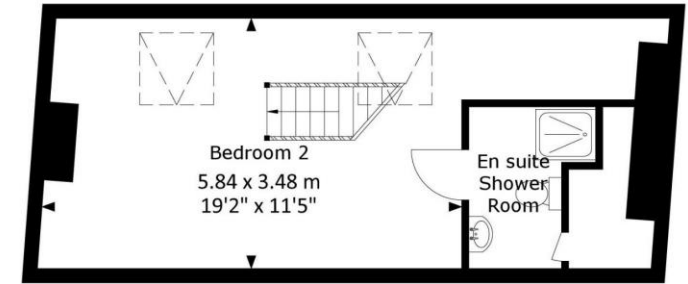
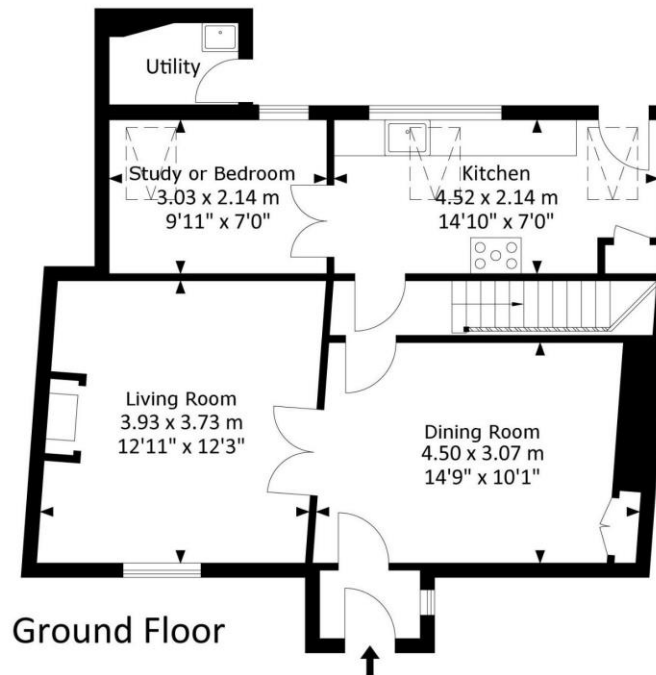
The infant school, junior school and Backwell School are also within easy walking distance and the Station is about 1.25 miles away.

Other amenities in Backwell include a series of local shops, the two pubs, a village club, a Tennis Club, a football club, a gym and a swimming pool. A wider range of facilities are offered in neighbouring Nailsea. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.

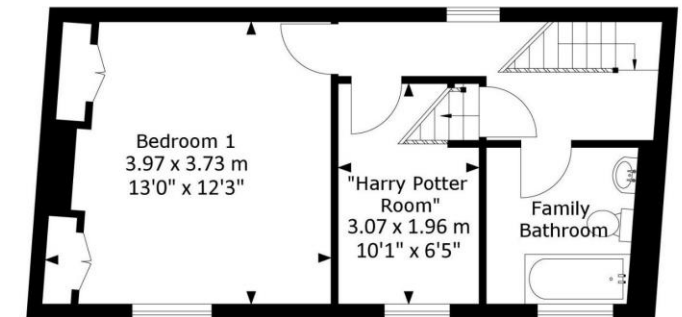
Viewing:

By appointment with the sole agents
HENSONS Telephone: 01275 810030

Approx. Gross Internal Area
1248.0 Sq.Ft - 115.90 Sq.M



Second Floor



First Floor

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