



An impressive 4 bedroom, 3 reception room detached family house, the largest original design in this small development, standing in an excellent plot in the former hamlet of Farleigh, now an integral part of Backwell. The position is slightly elevated with a more open outlook to the front and a lovely private garden.

Highly Recommended and Available Without any Delay!



Uncombe Close, Backwell, North Somerset BS48 3PF £599,950 - Freehold

A superb family home found in an enviable position within a cul de sac that adjoins picturesque greenbelt countryside, adjacent to a conservation area and far away from any area of current or potential new development.

The 3 reception room plus conservatory layout offers a perfect blend of space, and functionality, while the rooms have a traditional elegance, good proportions and a feeling of light and space.

With these lovely attributes, is it hardly surprising that the present owners have lived here and enjoyed the house for some 40 years but over the years the property has been carefully maintained and updated too. From its attractive setting in this sought after cul de sac where we always find houses sell well, the property stands as a prime example of comfortable living with excellent access to amenities including leisure facilities and transport links.

The house is very well laid out with a spacious and welcoming reception hall, complete with an excellent updated fitted cloakroom, which sets the tone for the rest of the property. The double-aspect living room is very attractive offering views to both the front and rear gardens, with double doors connecting it to the dining room. The dining room opens to and overlooks the rear garden via a conservatory that draws the living space outside while next there is the kitchen which allows the option of combining the two rooms to create a kitchen diner with further scope to extend into the large space on the left side of the house and rear wards if a contemporary large scale family room is ever required. Hensons can advise on planning requirements and recommend builders for such projects.

The mention of the potential above does not suggest that the existing rooms are small but we merely mention the flexibility to emphasise how much space there is around the house, particularly to the side and rear, a real advantage of a house of this vintage (1970's) over virtually any tightly spaced, newer 21st century development elsewhere.





Additional ground-floor space, include a study with an outlook to the side and an attached double garage with a remote control motorised door.

On the first floor, the accommodation is equally impressive. The family bathroom and en-suite shower room have been updated and the four bedrooms are all of good size with three double rooms including an exceptional principal bedroom that enjoys views across the vale as far as Tiger Bay and the hillsides and mountains of Wales away in the far distance. There is also a more than ample single room, ideal for full family living.

Outside:

The property sits at the head of the cul-de-sac, accessed via a smart block paved double driveway that provides ample parking. The front garden enhances the curb appeal, while the gate to the left opens to a very private paved area at the side of the house and beyond to the private rear garden that offers a tranquil retreat.

The garden is mature and beautifully landscaped featuring two patio areas, one adjoining the house and one towards the bottom of the garden, backing onto a charming ancient stone boundary wall. There is a wide selection of established trees and shrubs including a series of specimen varieties surrounding the lawn and framed by the wall and timber panel fencing ensuring excellent privacy.





Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband connections with high speed and super fibre broadband available offering download speeds of 1Gb or better. Gas fired central heating through radiators with an efficient combi boiler. uPVC double glazing. uPVC fascias and soffits. Council Tax Band F.

Energy Performance:

The house has been rated at a D-68 which is above the national average of D-60. The full Energy Performance Certificate is available on request by email.

Mortgages & Finance:

Our fully qualified independent financial advisor (I.F.A.), will be pleased to provide FREE, impartial advice as you need it. Please call us on 01275 810030 and we will arrange this for you.

Construction:

Traditional standard construction, as confirmed by the sellers. This information has been provided by the sellers and is believed to be accurate. Prospective buyers are advised to make their own enquiries to verify all details.

Backwell:

The property stands neighboured by a handful of similar modern properties ranging from around £550,000 for the smallest designs to much more for the largest together with a number of character houses of differing styles and centuries on either 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 Secondary School are also within easy walking distance and the Station is about 1.25 miles away.

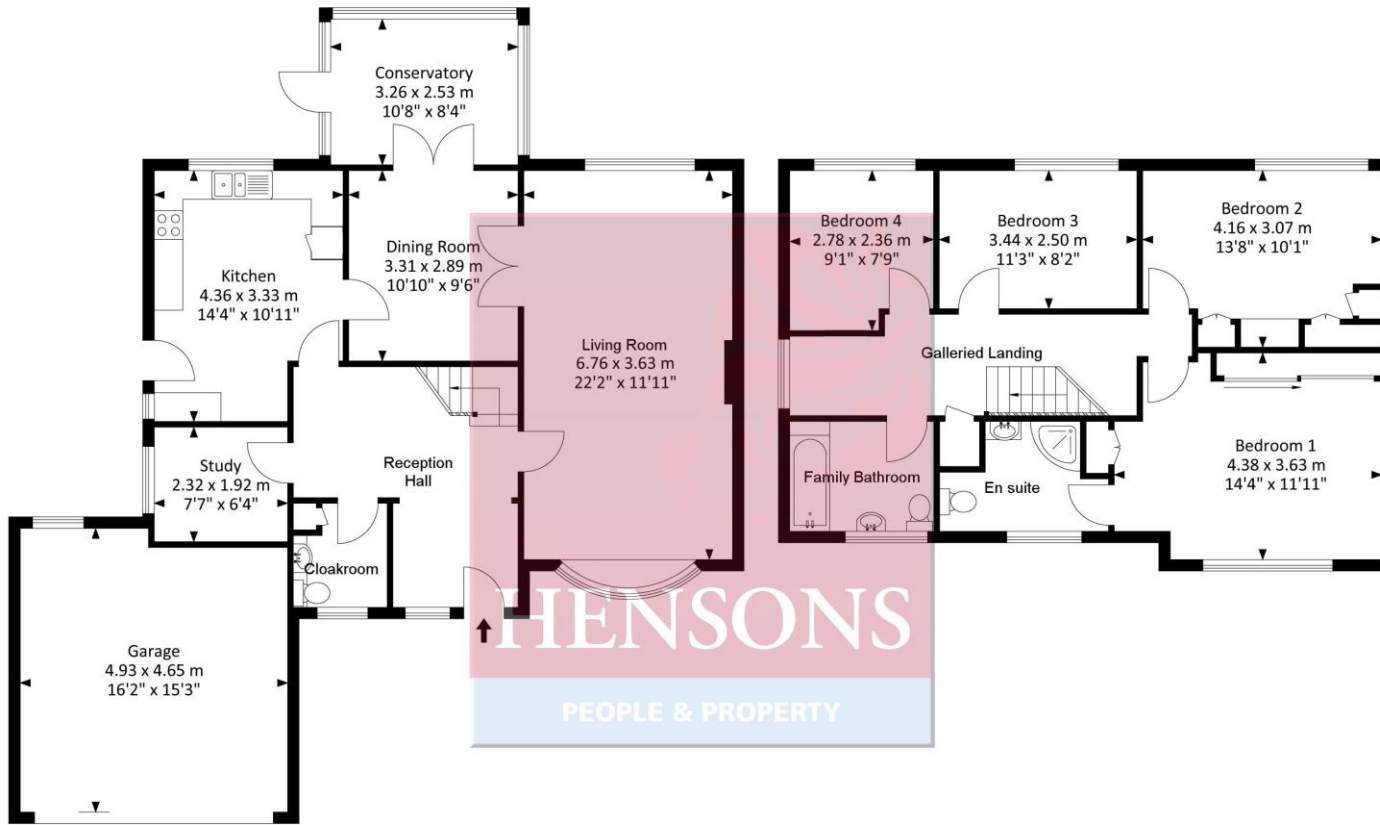
Other amenities in Backwell include a series of local shops, the two pubs including The George, a village club, a Tennis Club, a football club, a cricket club, a gym and a swimming pool/leisure centre. A wider range of facilities are offered in neighbouring Nailsea and Backwell is also well placed for 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

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Furniture depicted in the photographs for the avoidance of doubt is not included. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2025





Ground Floor

First Floor



HENSONS

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk

www.hbe.co.uk

