



**Downside Road, Backwell**  
**£612,500**



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**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 3**

Tucked away in a sought-after position on Downside Road, this delightful home combines all the charm of country living with modern comfort and practicality — perfect for families, professionals or those seeking a peaceful retreat within easy reach of Bristol, Nailsea and Backwell.

Upon entering the storm porch, you are welcomed into a spacious hallway giving access to all ground floor rooms. To the left, the dining room enjoys a warm, inviting feel with its feature log burner and space for family dining or entertaining. To the right, the living room offers a light and comfortable setting with a feature stone fireplace and electric fire — ideal for cosy evenings in.



The modern kitchen sits at the rear of the property and is fitted with a comprehensive range of wall and base units with worktops over, a four-ring



Upstairs, the property offers two generous double bedrooms and a further single bedroom, alongside a luxurious family bathroom featuring a walk-in shower, separate bathtub, WC, double vanity sinks and even an integrated TV screen – the perfect space to unwind after a long day.

Externally, the property enjoys an integral single garage with an up-and-over door, ample off-street parking, and wraparound gardens filled with mature trees, lawned areas and fruit trees. The lower garden area, accessible via a gently sloping pathway, offers further scope – large enough, with appropriate permissions, to accommodate an additional structure or garden studio. This outdoor space offers endless possibilities for those wishing to create their own countryside haven.







**Situation:** The village of Backwell lies just seven miles south-west of Bristol City Centre, perfectly positioned for commuters and countryside lovers alike. It offers an active community and excellent amenities, including local shops, cafés and recreational facilities. Education is a real draw here — Backwell Church of England Junior School and Backwell School are both highly regarded and regularly feature among the top-performing schools in North Somerset. Nailsea & Backwell railway station provides convenient rail links to Bristol Temple Meads (approx. 10 minutes), Bath, and London Paddington (around two hours). The nearby A370 and M5 motorway offer excellent road connections, while Bristol Airport is just a short drive away. Neighbouring Nailsea provides a full range of amenities including Tesco and Waitrose, while the surrounding countryside offers beautiful walks, wildlife, and country pursuits — all adding to the exceptional lifestyle that this location affords.

**Directions:** Travelling from Bristol on the A370, turn left at the traffic lights onto Brockley Combe Road and continue through Brockley Combe for approximately two miles, where the road becomes Downside Road. As you enter the 40mph speed zone, the property can be found a little further up on the left-hand side, clearly marked by a Debbie Fortune Estate Agents For Sale board.  
What3words: ///longingly.pickup.reading



**Material Information:** Council Tax band: E  
EPC Rating: F