



The Old Baker is one of those rare village houses whose story is woven into the life of the community itself.

Today the property offers an exceptionally spacious and characterful family home extending to around 2,593 sq.ft. with an extensive drive, parking and turning space, 2 car garaging and a south facing private garden. Viewing Essential.



# The Old Bakery at Farleigh, Backwell, North Somerset BS48 3PF

Guide Price *range* £725,000 - £795,000

## A House of Remarkable Character and History

**The Old Bakery at Farleigh** has stood as a landmark within this historic hamlet for centuries. With origins reaching back to the **sixteenth century**, the building has played an integral role in village life through many different periods of history.

### The House:

For much of its life — and certainly until the late twentieth century — this property was **Farleigh's village bakery and baker's shop**, a place remembered fondly by local residents. Numerous historic photographs still exist showing the shop serving the community, with the baker's trade forming a vital part of everyday life in the village.

In the **eighteenth and nineteenth centuries**, the village baker was often a figure of considerable standing. Evidence of that prosperity is reflected in the **substantial scale and presence of the house itself**, which is larger and more architecturally ambitious than many rural homes of the period. It is also possible that the bakery's success was supported by its proximity to **The George**, the former coaching inn located just across the road on the historic **Bristol to Taunton route**.



Revills Bakers & Confectioners

One can easily imagine travellers pausing their coach journeys here to collect provisions — perhaps a freshly baked loaf, a savoury meat pie, gingerbread, or even one of **Dr Oliver's famous Bath buns**, a delicacy introduced in the 1790s and reputedly beloved by **Jane Austen**.

Today the property has long since retired from its commercial life, yet its rich history is still evident throughout the building. It is now simply — and rather wonderfully — **a spacious and distinctive family home**, enriched by centuries of architectural evolution.

### Architecture & Interior Character

The house reveals the story of its long occupation through a remarkable collection of period features drawn from different eras. These include:

- Tudor-style **part-beamed and vaulted ceilings** to the upper hall and principal bedroom
- An impressive **faux Jacobean galleried stairwell**
- A refined reproduction high performance **Georgian style front door with original classical pediment above**
- **High performance Sash-style** double glazed windows with window seats and internal shutters
- Traditional **fireplaces and period joinery**
- A historic **malting or grain store floor** reflecting the building's earlier bakery links as bakers were often brewers too.

These elements combine to give the house a rare sense of depth and authenticity, where each room reflects a different chapter in the property's story.



*A late Georgian village baker reenactor  
(not shown at The Old Bakery, Farleigh)*



## Generous Living Space:

The house is not only historically interesting but also **exceptionally spacious**.

The full accommodation extends to approximately: **240.9 sq.m (2,593 sq.ft)** This substantial footprint provides generous living areas that work beautifully for modern family life while preserving the building's historic character.

The accommodation currently includes:

- **3–4 bedrooms** double bedrooms
- **En-suite and family bathrooms**
- A large **farmhouse kitchen–dining room**
- A welcoming **family room, a great hall over two storeys**
- An elegant **classically proportioned drawing room**
- Ancillary spaces reflecting the building's historic functions

The **drawing room alone measures approximately 28'7" × 16' (8.72m × 4.88m)**, creating an impressive and gracious reception space.

The heart of the home is undoubtedly the **farmhouse kitchen–dining–family room**, extending to roughly **19'6 × 19'7 (5.95 × 5.98m)** — a wonderful sociable space for everyday living. Importantly, there is also scope to **expand the living accommodation further without extending the building** by converting the **integral corn store**, which offers excellent potential and does not require planning permission.

## Outside:

**Garaging, Parking & Practical Space** Another unusual feature for a period property of this age is the **extensive parking and garaging provision**.

The property includes:

- **Multi-car garaging**
- Accommodation within an original **coach / cart / wagon house**
- A long driveway beginning at the side of the house
- An extensive **rear parking and turning area**. Such good parking and tuning space is at rarely found with historic village homes.

## The Private Walled Garden

Completing the setting is a **private south-facing walled garden**, a wonderfully sheltered outdoor space that enjoys excellent sunlight throughout the day.

The house stands prominently within the **Farleigh Conservation Area**, surrounded by similarly interesting historic homes from many different centuries — a setting that enhances the architectural importance and charm of the property.



*The principal bedroom with high vaulted ceiling*



*The en suite bathroom and the large family bathroom with bath and separate shower*



### Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band E

### Energy Performance Certificate:

The house has been assessed for energy performance as band E.

### Construction:

The house is traditionally constructed.

### Photographs:

See more photographs on our web site at [www.hbe.co.uk](http://www.hbe.co.uk)

### Location:

Farleigh is one of the five original hamlets that together form the historic parish of Backwell, alongside Church Town, West Town, Downside and Moorside. The hamlet retains much of its early settlement pattern and historic character, with Farleigh Road following the route of an ancient medieval highway that once connected surrounding settlements.

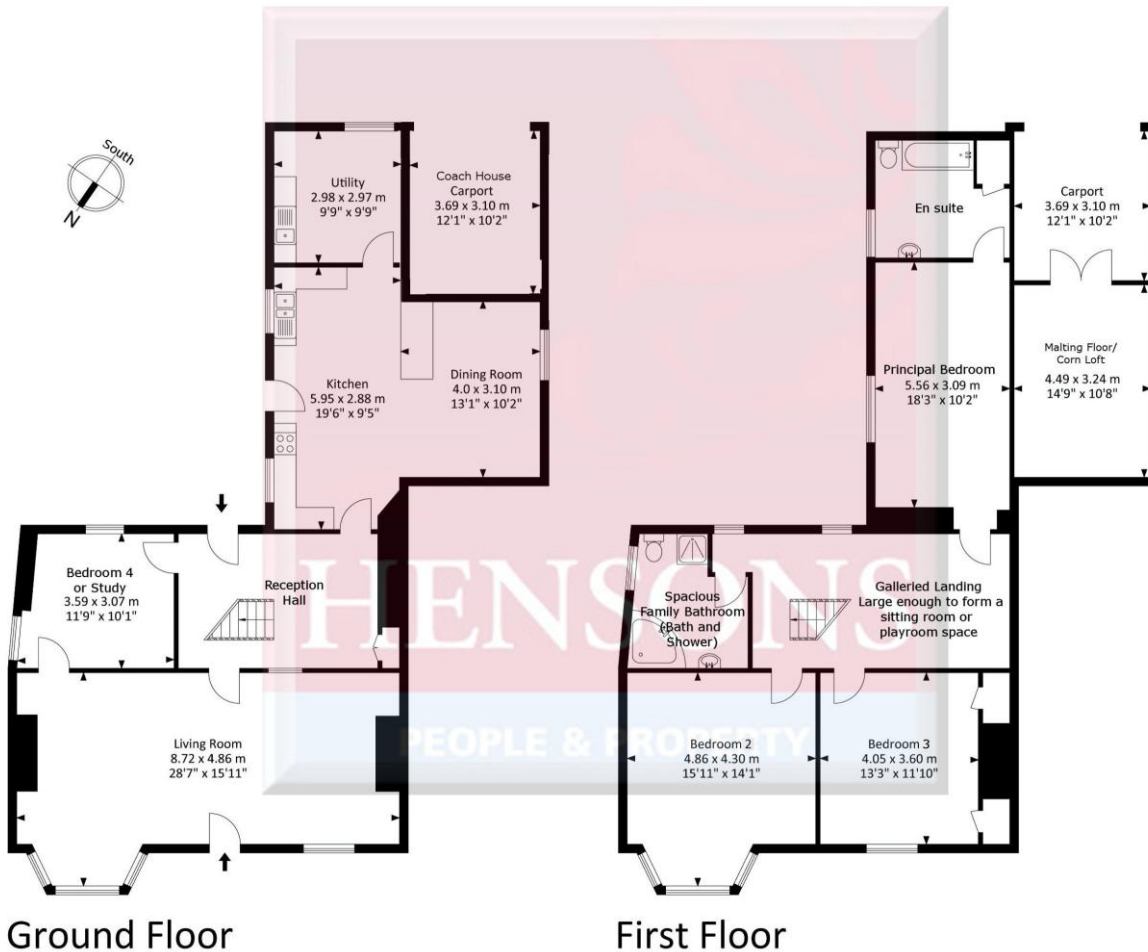
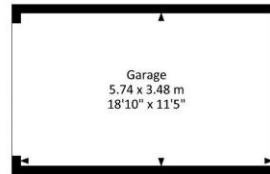
### Viewing:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030

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 themselves of specific details  
 before submitting an offer  
 to purchase.



## The Village:

During the eighteenth-century Farleigh Road was improved as traffic increased along the important route between Taunton and Bristol and then again with the increasing popularity of the motorcar in the 1920's and 1930's which was when the component villages that made Backwell started to be linked together, a process that continues now 100 years later.

Today Farleigh remains a particularly attractive historic enclave, with many of its buildings spanning several centuries. Much of the hamlet lies within the Backwell Farleigh Conservation Area, which helps preserve its architectural character and traditional village layout. The surrounding landscape is equally rich in history, with nearby Farleigh Fields long associated with agriculture and more recent archaeological work suggesting possible prehistoric and Roman activity in the area.

To the south, the land rises towards Backwell Down and the well-known Jubilee Stone Hill, where walkers enjoy wide views across the North Somerset countryside. The nearby woodland is particularly beautiful in spring when the forest floor becomes carpeted with bluebells, creating one of the area's most picturesque seasonal displays.

Despite its rural charm, Backwell is widely regarded as one of the best-connected villages in North Somerset. Nailsea & Backwell railway station provides regular direct services to Bristol Temple Meads, Weston-Super-Mare, Taunton, Exeter, Plymouth, Bath and London Paddington, while the village also benefits from frequent bus services and convenient road access to the M5 motorway and Bristol Airport.

Village life in Backwell combines a strong community atmosphere with excellent amenities. Local shops, cafés and everyday services are centred around Station Road, Rodney Road and West Town, while the nearby town of Nailsea (around two miles away) provides larger supermarkets, independent shops, and regular markets. The village is particularly well regarded for its schools, including Backwell School, and offers a wide range of leisure facilities including Backwell Lake, sports clubs and nearby countryside for walking and cycling.

Within this historic and highly desirable setting, The Old Bakery represents a particularly special opportunity — a home that combines architectural charm, historic significance and generous living space within one of North Somerset's most appealing village environments. With centuries of history woven into its fabric and a setting within the Farleigh Conservation Area, it offers the rare chance to own a genuine piece of local heritage while enjoying a comfortable and characterful family home.



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