



121 Farleigh Road, Backwell

Guide Price £650,000



121 Farleigh Road

Backwell, Bristol

A rare home within the former Tyntesfield Estate

Occupying a lovely position within the former Tyntesfield Estate, this Grade II Listed semi detached home is one of Backwell's more distinctive homes.

Built around 1895 and designed by Walter Cave, it retains the character of the era whilst working well for modern day living.

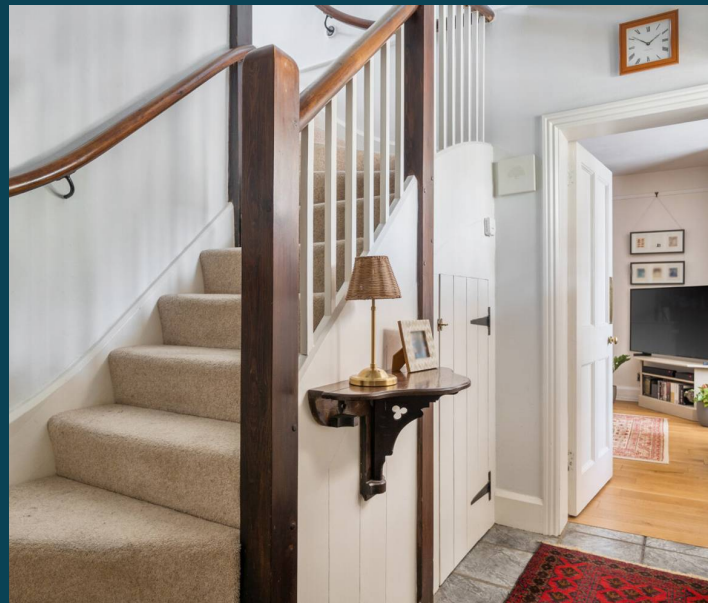




The entrance hall leads through to two well-proportioned reception rooms, each with their own character. The main sitting room is to the front of the house, centred around a log burner.

Currently used as a dining room, the second reception room is an attractive space with unique dual aspect curved leaded windows and an open fireplace. It works well for more formal occasions, but remains flexible in how it can be used.

The kitchen sits towards the rear of the house and is fitted with handcrafted units, integrated appliances and a blue Aga. It opens into the conservatory and, on the opposite side, into the covered courtyard, which provides access to the utility room and French doors leading out to the garden. Both the conservatory and garden room bring in plenty of natural light and enjoy views over the garden and greenery beyond.



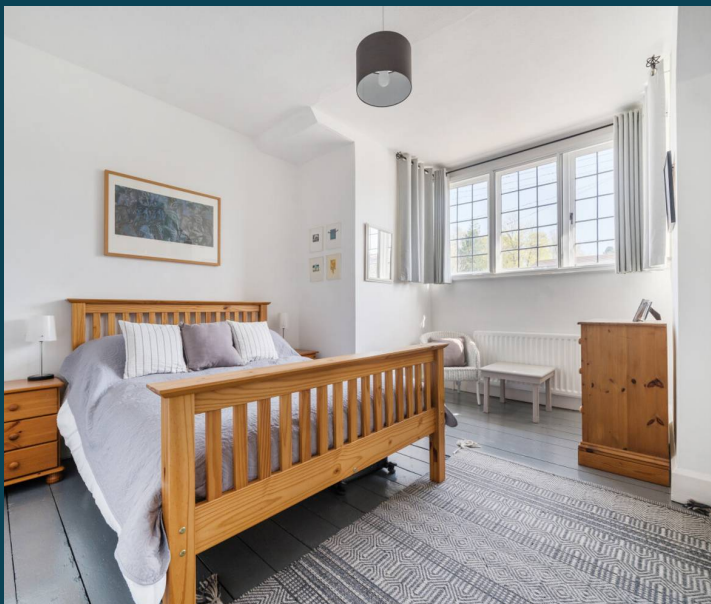




Upstairs, the landing is a great space in itself, with useful storage and views across the allotments towards Backwell Common — you cannot help but look out.

There are three good double bedrooms, all individual in style. The main bedroom benefits from dual aspect windows, built-in storage and an en suite. Bedroom two is another strong double with a nice open outlook, and the third is another good double bedroom.

High ceilings and an abundance of detail, including picture and dado rails, give the rooms plenty of character and a real sense of period detail throughout. A cottage style family bathroom serves the remaining rooms.



Outside space

It is clear the current owners have spent a great deal of time tending to the garden. It is mature, established and well arranged, with lawn, planted borders, a pond and a number of seating areas. There is a large patio directly from the house, with pathways and thoughtful planting throughout. There is also a greenhouse and a timber garden pavilion, providing a sheltered space to sit and relax, along with a garden room adding further versatility.

A gravel driveway provides off-street parking and leads to the double garage, which has an electric up and over door, along with power and lighting.

Homes like this rarely come to the market. It combines character, setting and practical family space in a way that is hard to find.





Location

Backwell is a well regarded North Somerset village, popular with families and buyers moving out of the city, whilst still offering excellent access to Bristol and surrounding areas.

The village has a strong sense of community, highly regarded schools, local shops, cafes and traditional pubs, along with good transport links including Backwell and Nailsea train station and easy access to Bristol Airport.

Nearby Nailsea further complements this with supermarkets, a shopping centre and additional amenities.

Backwell offers a broad range of homes, from character properties to larger detached houses, making it a consistently popular choice for buyers looking for space, accessibility and village living.

Material Information

Grade II Listed

Council Tax Band: E

Tenure: Freehold



Farleigh Road, Backwell, Bristol, BS48

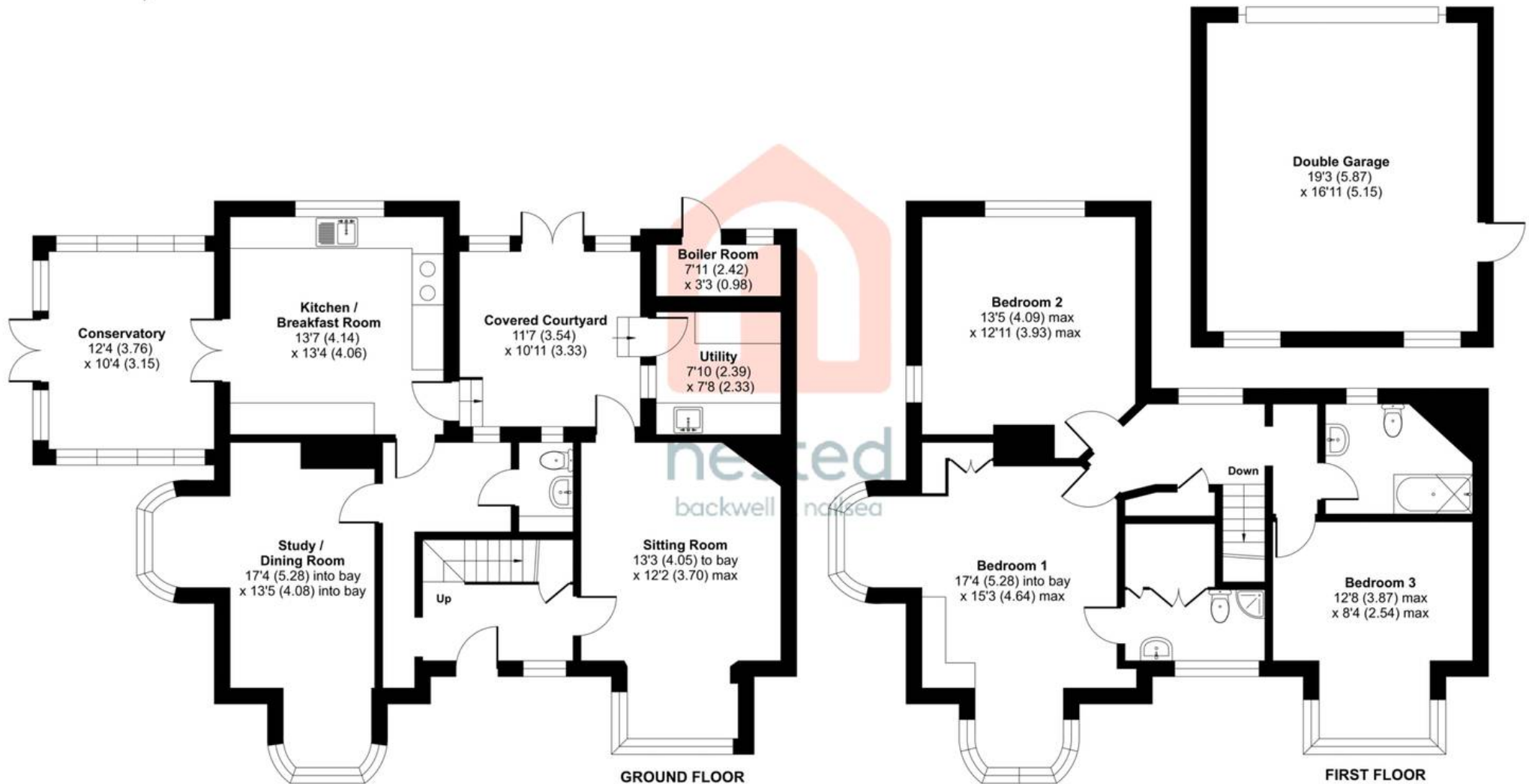
Approximate Area = 1779 sq ft / 165.2 sq m

Garage = 325 sq ft / 30.1 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 2129 sq ft / 196.6 sq m

For identification only - Not to scale





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