52 Farleigh Road, Backwell

Guide Price **£775,000**

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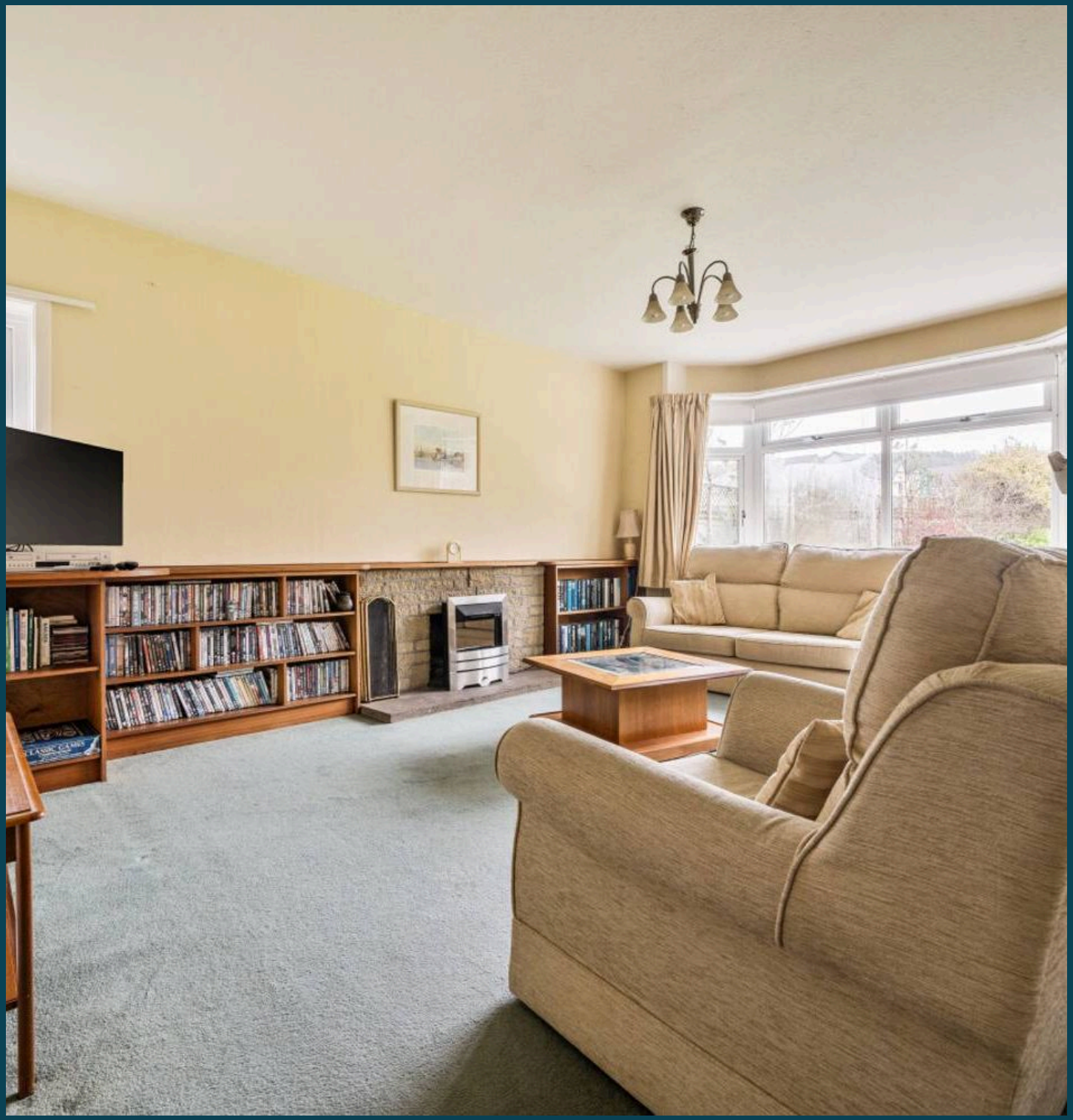
52 Farleigh Road

Backwell, Bristol

A substantial five-bedroom family home set back from the road, offering generous living space, a garage, a stunning south-east facing garden, and no onward chain.

Set back from Farleigh Road behind a sweeping driveway, this proud family home enjoys a wonderful sense of privacy and space.
With well-balanced accommodation, a double garage and a truly impressive garden, the house offers huge potential for its next owners to enjoy and make their own.

Clear views run straight through the hallway to the garden. To the rear is a large sitting room enjoying views over the garden, an impressive space that works beautifully throughout the year. To the left is a bay-fronted dining room, a versatile room that could be used as a formal dining room, second sitting room, or playroom depending on your needs.



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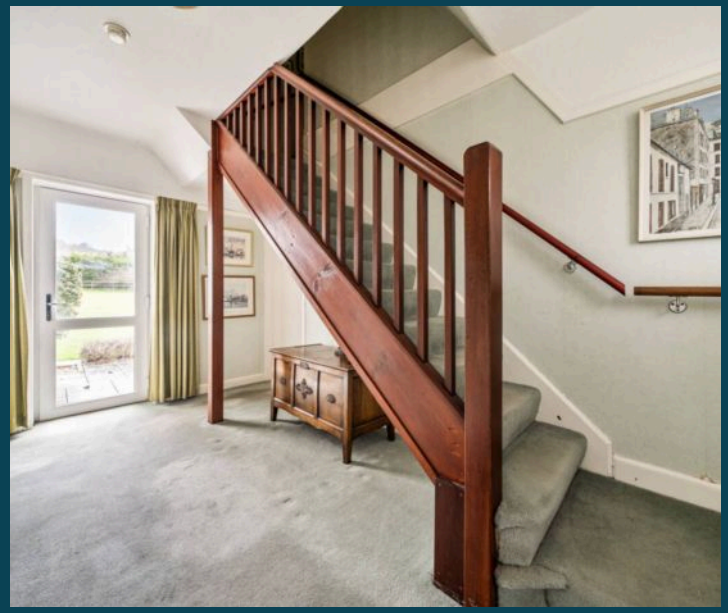

Adjacent to this is the kitchen/breakfast room, which forms a real focal point of the house. With windows to both the front and rear, it is a bright and practical space, ideal for family life. The kitchen leads through to a generous utility room providing access to the garden and the double garage. There is also a downstairs WC and plenty of storage.

The first floor is impressive, with a central staircase providing access to both sides of the house.

To the left are two particularly generous bedrooms. The main bedroom is a fantastic size, with beautiful views over the garden and scope to add an en suite if desired. The front bedroom enjoys far-reaching views across fields towards Clevedon and Wraxall. There is also a study on this side of the house, which would work equally well as a nursery or home office.

On the other side of the house are three further double bedrooms, all generous in size. Two of these bedrooms benefit from access to a balcony with space for seating and open views. The accommodation is completed by two bathrooms and a separate WC, ideal for the morning rush.

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Outside

The rear garden is a real highlight and a true family garden. South east facing and beautifully maintained, it features a large lawn, well-stocked borders, and a pathway that leads through the garden with thoughtfully positioned seating areas.

This mature and private space clearly reflects the years of care, time, and energy the current owners have invested in creating a wonderful outdoor environment to complement the house.

A substantial home in a sought-after location, offering space, privacy and potential in equal measure. Offered with no onward chain.

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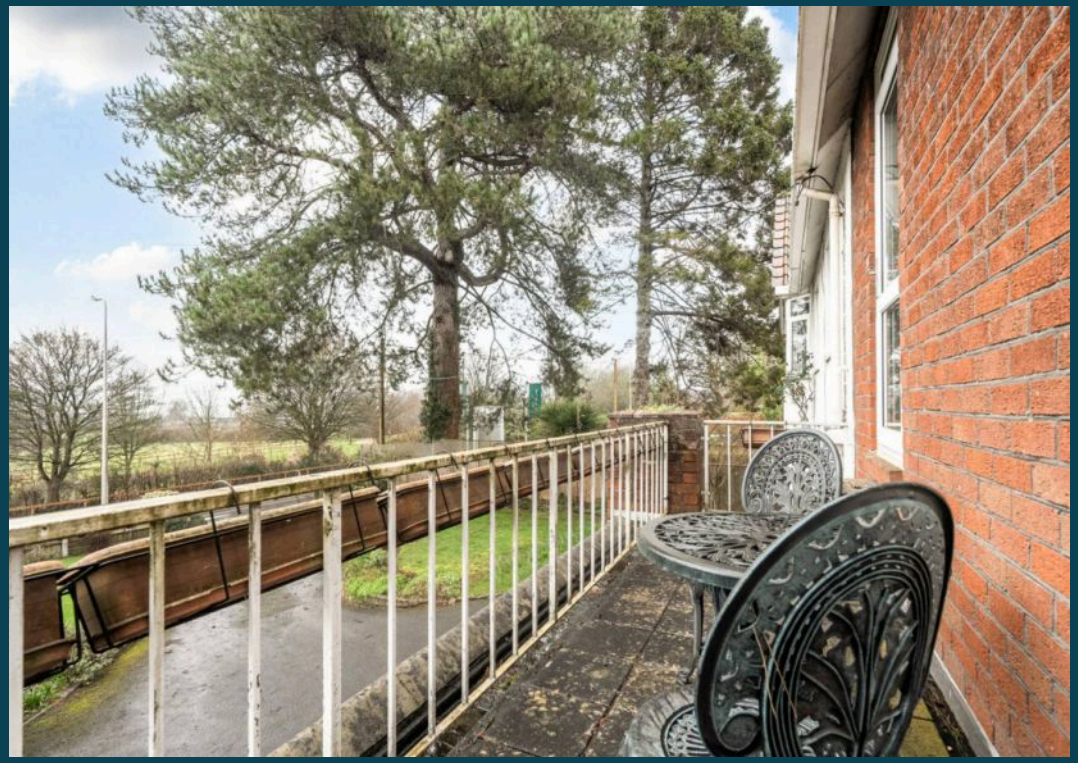

Community and Connectivity

Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links, including Backwell and Nailsea train station, it offers easy access to Bristol, the airport, and surrounding towns, making it ideal for commuters seeking a quieter lifestyle.

The village boasts highly rated schools, local shops, cafes, and traditional pubs, striking a perfect balance between rural appeal and convenience. Nearby Nailsea complements this with supermarkets, a shopping centre, and everyday essentials.

Whether you're after a cosy cottage or a spacious family home, Backwell offers a range of properties to suit every lifestyle. Discover what makes this village such a special place to call home.

Material Information

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

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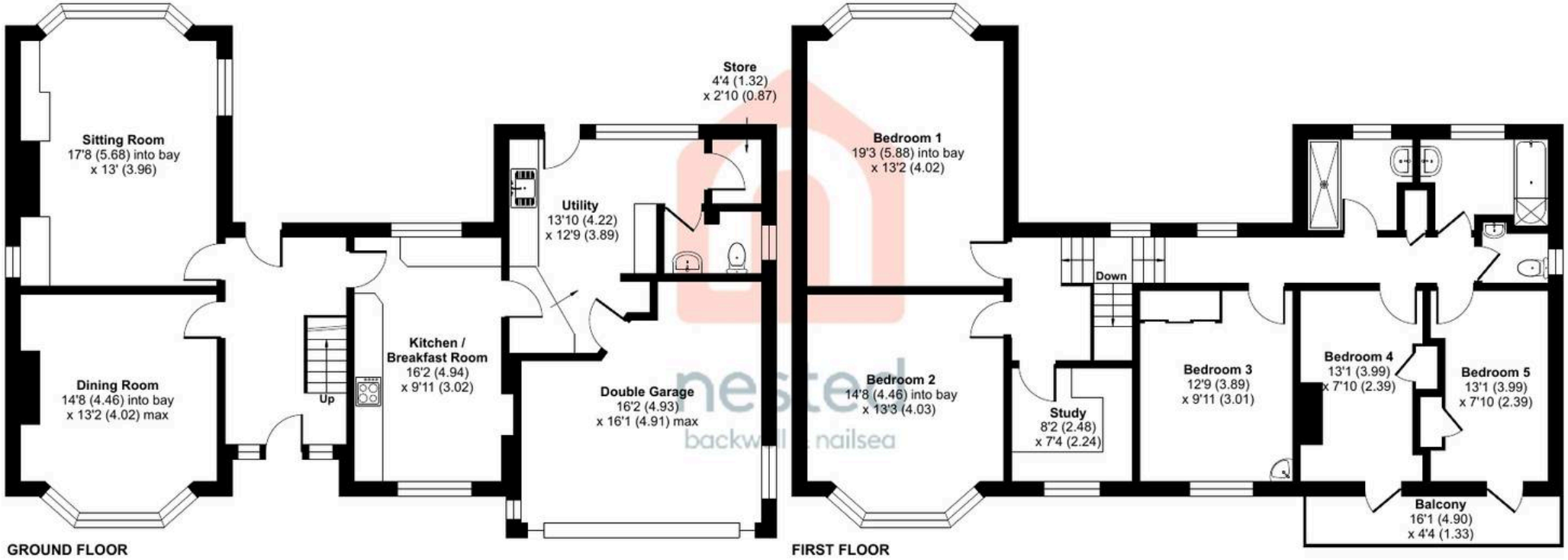
Farleigh Road, Backwell, Bristol, BS48

Approximate Area = 2031 sq ft / 188.6 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 2250 sq ft / 208.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Russell & Co Ltd (Nested). REF: 1408384

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