



50 Station Road, Backwell

Guide Price £650,000



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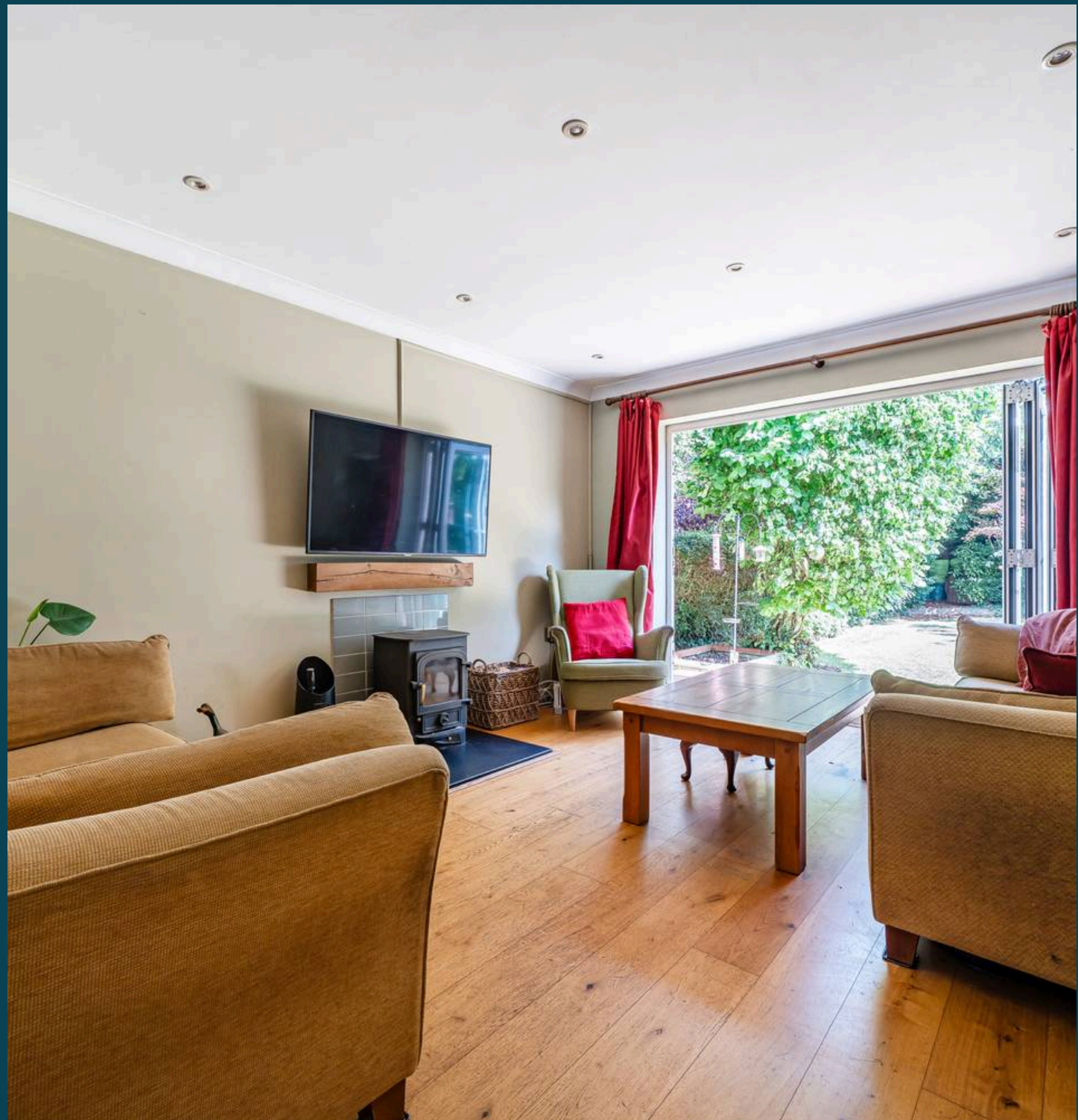
Backwell, Bristol

This impressive five bedroom family home offers an incredible amount of space and flexibility, making it an ideal home for a growing family.

Set back from the road with ample parking to the front, the property opens into a spacious hallway with original parquet flooring running through to the reception rooms. There's also plenty of built-in storage, making it practical for busy family life.

The main living space works incredibly well. Stretching to almost 40ft from front to back, it's been cleverly sectioned into different areas, creating distinct spaces while still feeling connected.

At the rear, the extension has created a fantastic family room with a log burner and bi-fold doors opening onto the decked seating area and garden. It's a space that's equally suited to everyday family life and entertaining.





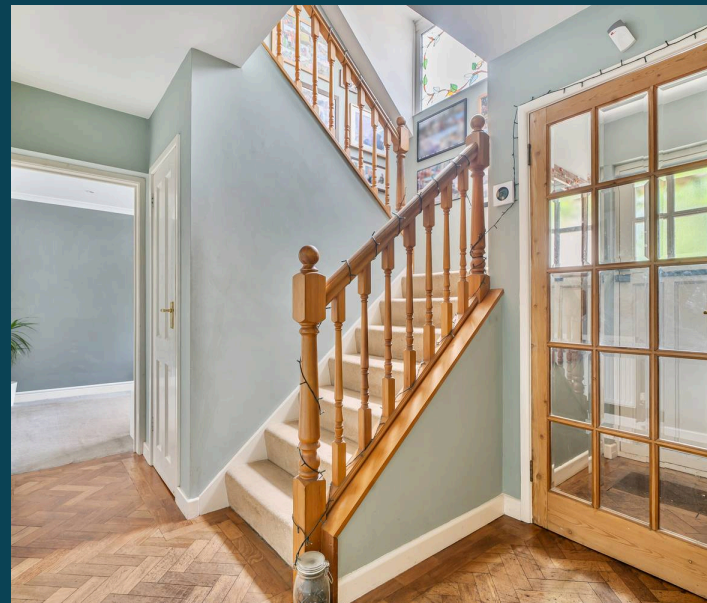
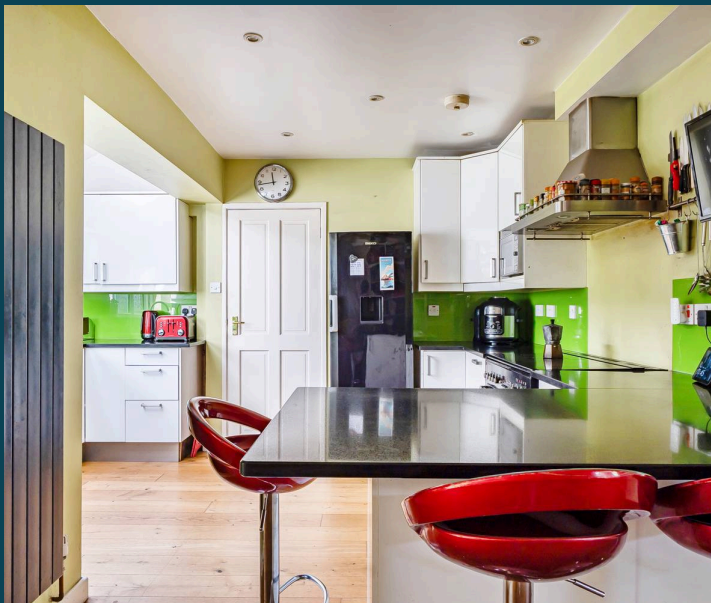
Family Living

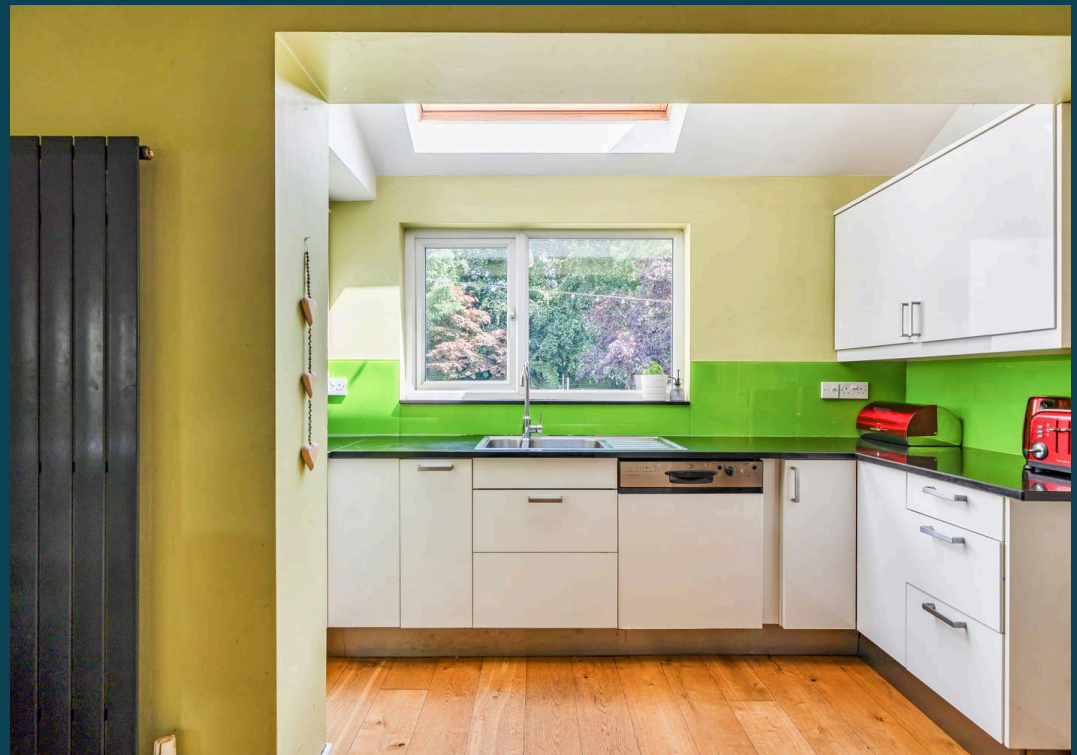
At the front of the house, a reception room is currently arranged as a dining room, complete with a feature fireplace. It's a wonderful space for family meals, entertaining friends or celebrating special occasions, but could just as easily become a snug or second sitting room. Double doors allow the room to remain connected to the main living space or closed off for quieter moments.

Just beyond is the kitchen, offering plenty of storage, generous worktop space, a breakfast bar and lovely views over the rear garden. The kitchen flows effortlessly into the family room, creating a sociable space that's ideal for cooking, dining and spending time together.

A generous utility room and downstairs WC add further practicality, helping to keep everyday family life organised.

Completing the ground floor is a further reception room, currently used as a cinema room. It's a versatile space that could equally serve as a home office, playroom, hobby room or even a ground-floor bedroom, depending on your family's needs.







Bedrooms & Bathrooms

Upstairs, the landing is bright thanks to the large window at the front, with plenty of additional built-in storage.

The principal bedroom forms part of the extension and is a fantastic room. The vaulted ceiling creates a wonderful sense of space, while the large picture window frames the mature rear garden beautifully. There's plenty of room for wardrobes and it also benefits from its own en suite.

The remaining four bedrooms are all generous doubles, giving everyone their own space. Whether you need children's bedrooms, guest accommodation or somewhere to work from home, there's plenty of flexibility.

The family bathroom includes both a separate shower and bath, making it practical for busy mornings and perfect for relaxing at the end of the day.

Bedroom five also links directly to the principal bedroom's en suite, making it equally suited as a nursery, dressing room or home office.





Garden & Outdoor Living

Outside, the rear garden is a real feature of the property. It's large, incredibly private and surrounded by established trees, giving it a wonderfully secluded feel.

Leading straight out from the family room is a decked seating area, with a patio to the side, a generous lawn, vegetable beds and an abundance of mature planting, creating a beautiful setting to enjoy throughout the year.

Tucked away at the far end of the garden is a secluded seating area with a fire pit nestled amongst the trees. It's the perfect place to relax on a warm summer's day or spend an evening with family and friends.

There's also side access and a generous covered storage area, ideal for bikes, camping equipment, garden tools and all the essentials that come with family life.





Living In Backwell

Backwell is one of North Somerset's most sought-after villages, popular with families, professionals and buyers looking to enjoy village life without sacrificing convenience. Excellent transport links, including Backwell & Nailsea railway station, provide easy access to Bristol, Bath, Exeter and London Paddington.

Residents enjoy highly regarded schools, independent cafés, local shops, traditional pubs and beautiful countryside walks, while nearby Nailsea provides supermarkets, a shopping centre and additional everyday amenities.

Combining a strong community, excellent schooling and outstanding connectivity, it's easy to see why Backwell remains one of the area's most desirable places to call home.

Material information

Council Tax band: D

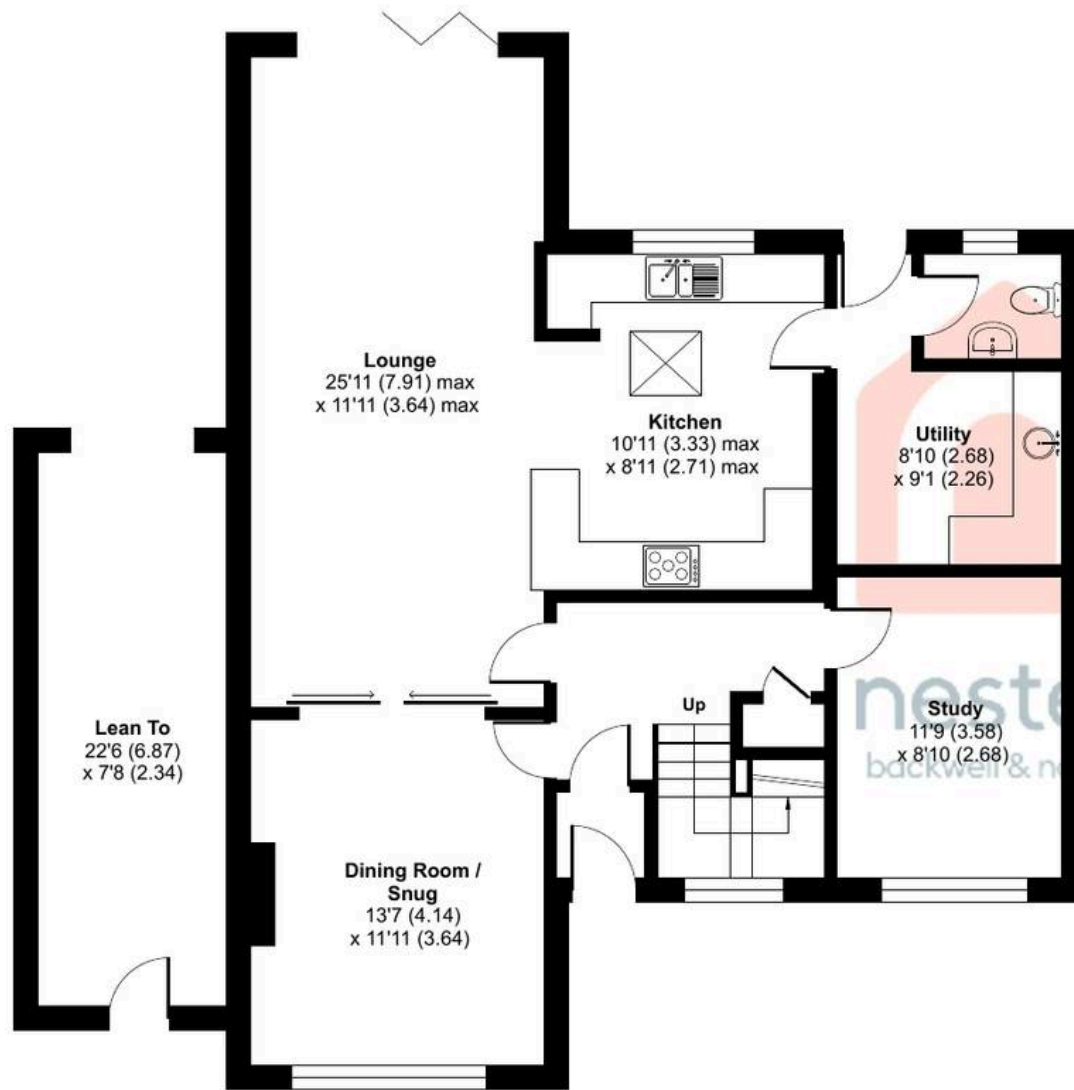
Tenure: Freehold

EPC Energy Efficiency Rating: C

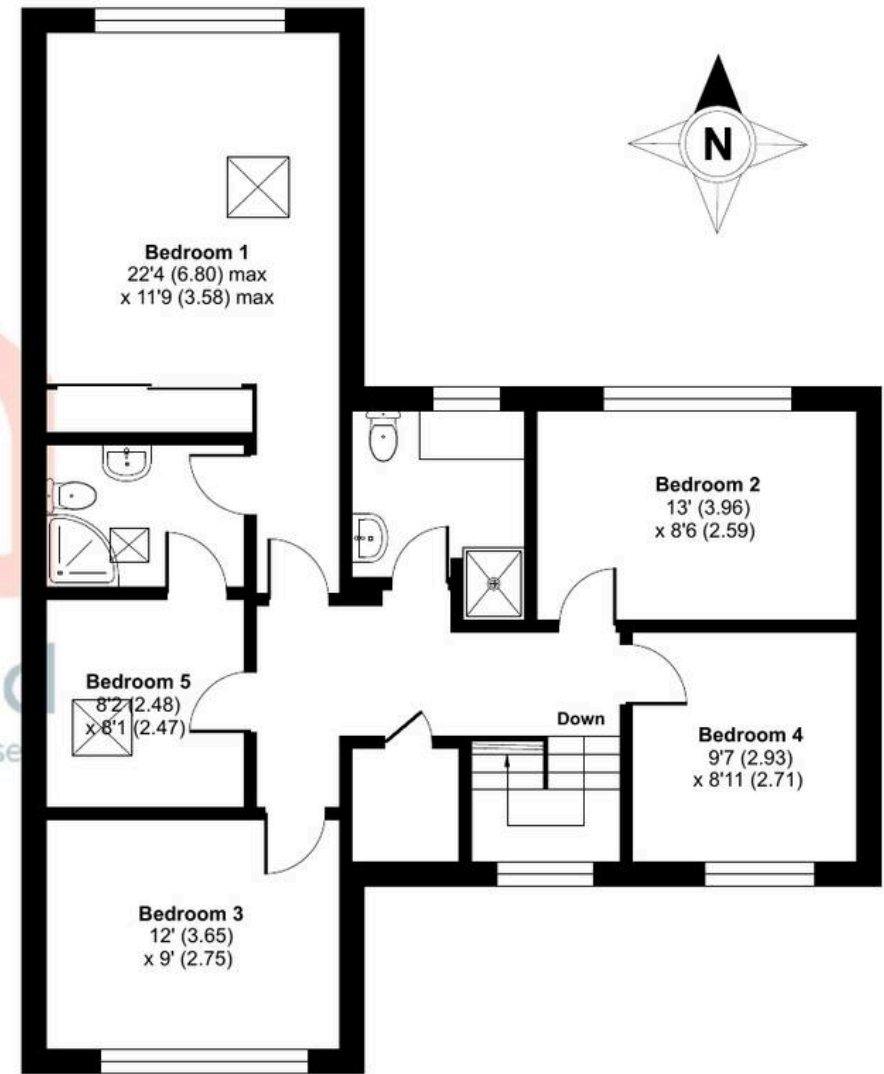
Station Road, Backwell, Bristol, BS48

Approximate Area = 1902 sq ft / 176.7 sq m (excludes lean to)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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