



39 Longthorn, Backwell

Guide Price £460,000



## 39 Longthorn

Backwell, Bristol

**Positioned at the end of the road and set slightly back from the street, this attractive three-bedroom detached home enjoys a pleasant sense of privacy within the popular Backwell Vale development.**

Approaching the property, there is driveway parking, a single garage and useful side access to the garden. An attractive porch leads into a generous entrance hallway with built-in storage and a useful utility room, which was originally a downstairs cloakroom and could easily be reinstated if desired.

The main living space is bright and welcoming. A generous lounge with a bay window flows through double doors into the dining area, which in turn leads into the kitchen. The doors provide flexibility, allowing the space to be opened up for entertaining or closed for cosy evenings. The kitchen can also be accessed directly from the hallway, providing a practical layout for everyday living.

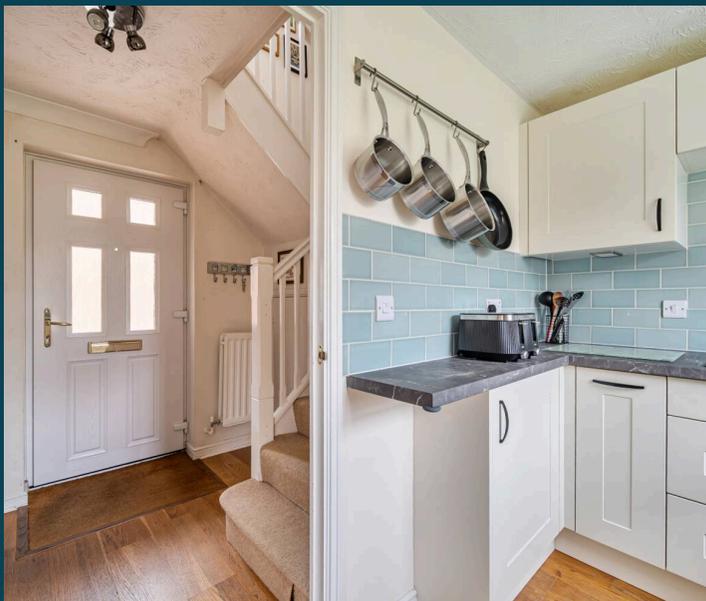




The kitchen is modern and well-equipped with white units, integrated appliances and neutral finishes. It enjoys pleasant views of the garden and direct access outside, while also connecting conveniently to the dining area.

Upstairs, the landing benefits from a window allowing natural light to fill the space, along with a storage cupboard housing a recently installed combination boiler.

The property offers three bedrooms in total. The main bedroom is bright and comfortable with built-in wardrobes and an en suite shower room. The second bedroom also benefits from built-in storage, while the third bedroom provides a versatile space that could work well as a child's bedroom, guest room or home office. A family bathroom completes the first floor.



## Gardens, Parking And Location

Approaching the property, there is driveway parking, a single garage and useful side access through to the garden.

To the rear is a pretty and private garden which is not overlooked. It features a lawn, a patio area accessed from the kitchen and planted borders with a mix of shrubs and trees, creating a pleasant outdoor space. There is also rear access into the garage.

The property has benefited from a number of thoughtful improvements in recent years, including a recently fitted boiler, cavity wall insulation, external front and back doors, and the addition of an electric car charging point.

Longthorn forms part of the well regarded Backwell Vale development, particularly popular with families due to its close proximity to West Leigh Infant School, which is just a short walk away. The property is also within easy walking distance of the train station, local shops and village amenities, making this a convenient and desirable place to live.





## Location and Connectivity

Backwell is a well-regarded 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, the village offers easy access to Bristol, the airport and surrounding towns.

The village benefits from highly regarded schools, local shops, cafes and traditional pubs, offering a practical balance of rural appeal and everyday convenience. Nearby Nailsea further complements this with supermarkets, a shopping centre and additional amenities.

Backwell offers a wide range of homes, from character properties to larger detached houses, making it a consistently strong choice for buyers looking for space, community and accessibility.

## Material Information

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



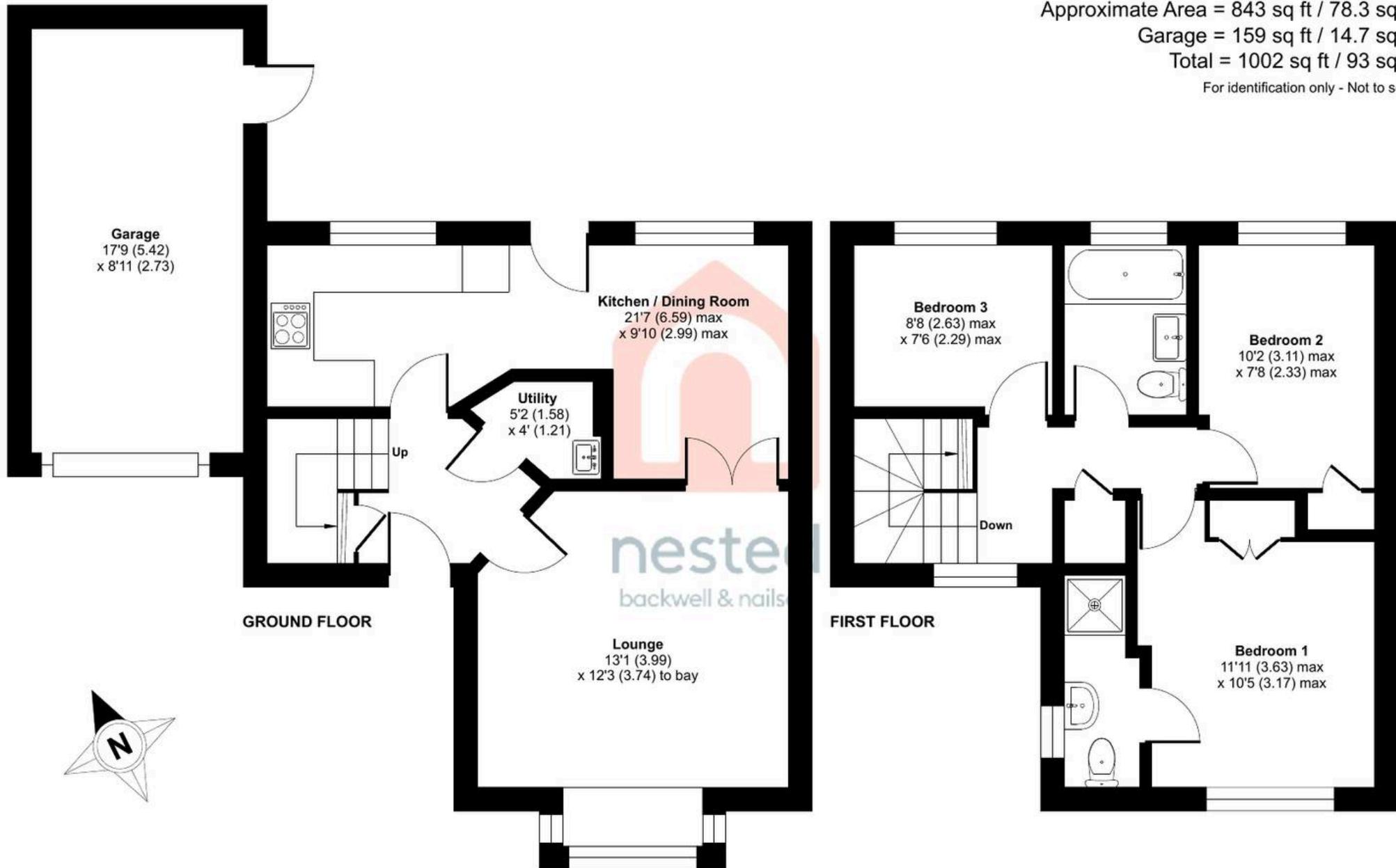
# Longthorn, Backwell, Bristol, BS48

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1002 sq ft / 93 sq m

For identification only - Not to scale





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