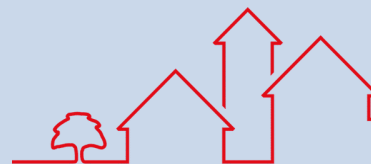




## Folleigh Church Town, Backwell

Guide Price £775,000



# Parker's

Estate Agents & Property Lettings



## Folleigh Church Town

### Backwell, Bristol

Presenting a truly distinctive architect-designed detached bungalow, this exceptional four-bedroom residence offers an impressive blend of style, comfort, and versatility, all available with no onward chain. The property showcases spacious and flexible accommodation, thoughtfully planned to suit a variety of lifestyles and family requirements. Every area of the home benefits from abundant natural overhead light, streaming through double glazed roof lights that create a bright and uplifting atmosphere throughout. The heart of the property is a practical kitchen and dining room, seamlessly connected to a welcoming sitting room - perfect for both every-day living and entertaining guests. Four double bedrooms provide ample space for family or visiting guests, with the principal bedroom enjoying the benefit of an en suite shower room, while a well-appointed family bathroom and a separate cloakroom/utility room offer further convenience. Practicality continues with a double garage featuring power connections and a large, easily accessible storage area below. Two versatile garden rooms, constructed to a high standard, offer endless possibilities for use as home offices, studios, or hobby spaces, adapting effortlessly to evolving needs. The property is well presented with a welcoming ambience. Set within idyllic, extensive, and private gardens that are richly stocked with mature planting, the bungalow enjoys a sense of seclusion and tranquillity that is rarely found. This outstanding home is a rare opportunity for discerning buyers seeking a unique and flexible living environment, combining architectural flair with practical features and a premium sense of comfort.



# Folleigh Church Town

## Reception Hall

Entered via wooden double glazed door with matching side panels. Overhead skylight, radiator and woven vinyl floor covering. Doors to Dining Room, Cloakroom/Utility, all Bedrooms and family Bathroom.

## Cloakroom/Utility Room

Fitted with a white suite comprising; low level W.C. plus a range of vanity units with inset basin. A full wall of floor to ceiling cupboards provide space and plumbing for washing machine and tumble as well large amounts of storage.

## Kitchen

Fitted with a range of wall, base and larder units with square edge, polished concrete work surfaces over. Under hung sink and mixer tap. Built in eye level electric double oven, electric hob and extractor. Integrated fridge/freezer and dishwasher. Overhead ceiling light plus UPVC double glazed window to side and door to rear.

## Dining Room

Flooded with natural light. Overhead skylight, UPVC double glazed window to side and UPVC double glazed window and door opening onto rear garden. Radiator and steps to Sitting Room with overhead skylight.

## Sitting Room

Feature wood burning stove on Slate hearth. Two radiators and engineered wood floor. UPVC double glazed to side and UPVC double sliding patio doors opening on to the rear garden.

## Principal Bedroom

Overhead skylight, two radiators and UPVC double glazed fixed window and door opening onto rear garden. Opening to En Suite Shower Room.

## En Suite Shower Room

Fitted with a white suite comprising; fitted shower with thermostatically controlled shower plus a range of vanity units with Marble effect countertop and mounted basin with mixer tap.



Overhead skylight, heated towel rail and laminate flooring. A range of built in wardrobes.

**Bedroom 2**

Radiator. UPVC double glazed window and door opening onto rear garden.

**Bedroom 3**

Radiator. UPVC double glazed window to front.

**Bedroom 4**

Overhead skylight. Radiator. UPVC double glazed window and door opening into the rear garden and leading to the external studio and study.

**Family Bathroom**

Fully tiled and fitted with a white suite comprising; panelled bath with thermostatically controlled shower with glazed screen over, plus a range of vanity units with inset basin and concealed cistern low level W.C. Radiator, vinyl flooring and overhead skylight.

**Studio With Cloakroom**

Fantastic addition to property, this self contained unit offers a multitude of uses. Entered via wooden double glazed door this well proportioned room benefits two full height double glazed units to the rear and double glazed French doors opening onto the garden. Vaulted ceiling, laminate floor covering and electric panel radiator. Door to cloakroom.

**Cloakroom**

Fitted with a white suite comprising; low level W.C. and pedestal wash basin. Wall mounted heater and double glazed window to rear.

**Office**

Octagonal in shape under a vaulted ceiling with skylight and high level double glazed windows. Entered via wooden double glazed door with UPVC double glazed window overlooking the garden. Panel radiator and full Wi-Fi connection.





### Double Garage

Electric roller door to front. Power connected. There is a large accessible storage area below the garage.

### Garden

The spectacular wraparound gardens are outstanding feature, offering complete privacy in an idyllic setting. An extensive and well constructed deck area allows level access from most rooms in the property and provide a platform to admire and appreciate, the lawned garden with canopy trees and dense shrubs to sprawling herbaceous perennials and groundcover. There are rambling pathways and sheltered patios, ornamental pond and green house.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### Location:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

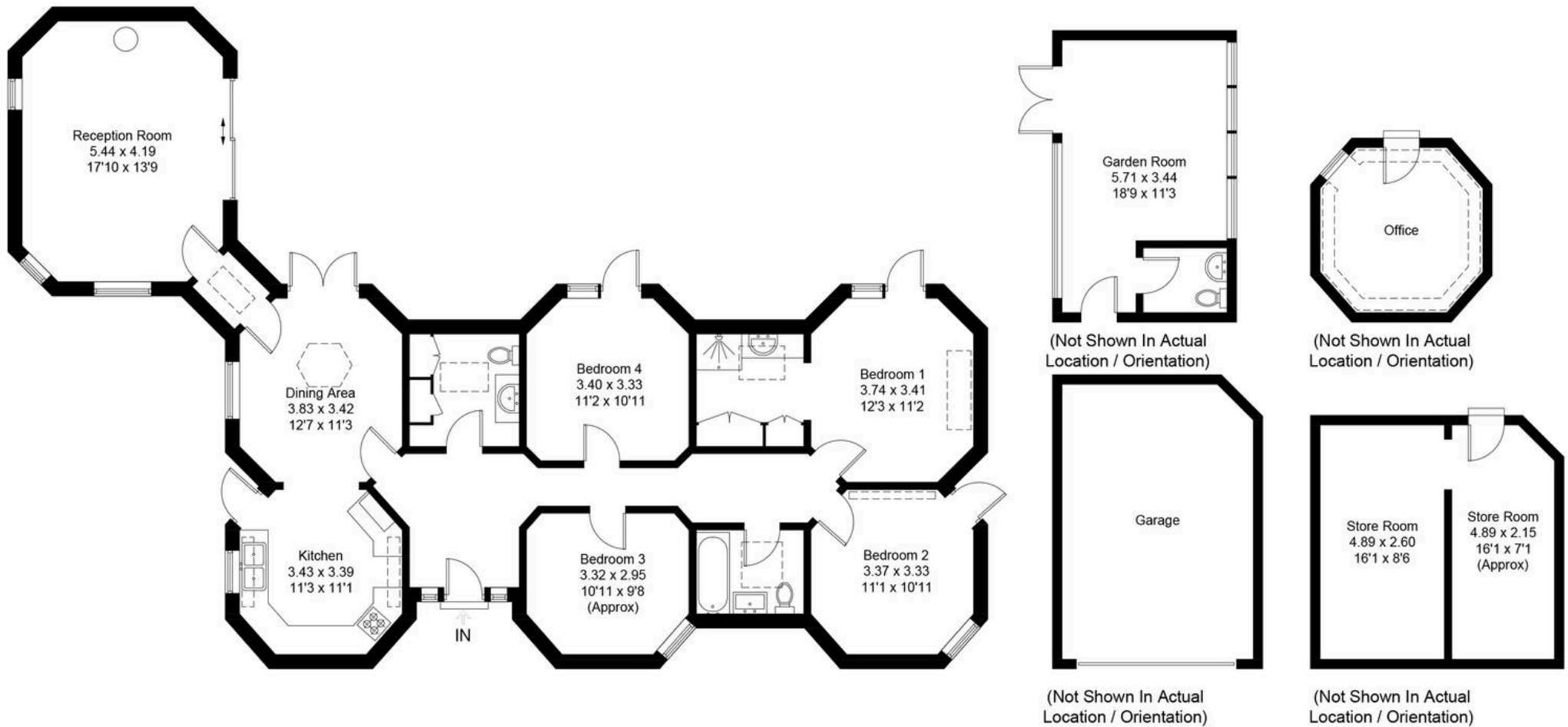






# Folleigh

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft  
Outbuildings = 43.4 sq m / 467 sq ft  
Total = 167.7 sq m / 1805 sq ft  
(Excluding Garage & Office)



For illustrative purposes only. Not to scale. ID1294149  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision



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