



94 Farleigh Road, Backwell

Guide Price **£480,000**



Parker's

Estate Agents & Property Lettings



94 Farleigh Road

Backwell, Bristol

Exceptional 3-bed detached bungalow in tranquil village setting. Southerly-facing garden with lush greenery. Renovation potential, close to amenities, schools, and transport.

Situated in an idyllic edge of village location, this remarkable 3-bedroom detached bungalow offers unrivalled tranquillity and breathtaking, uninterrupted views. Boasting a southerly-facing rear garden, the property enjoys a superb mature rear garden that provides an expansive outdoor space and is a gardener's paradise with endless possibilities for outdoor enjoyment. With a large lawn, established fruit trees and well-stocked flower beds, the garden is perfect for entertaining guests or simply unwinding in the serenity of nature.

Furthermore, the property, including its spacious loft, presents significant potential for renovation and extension, allowing the lucky new owner to customise and enhance this charming home to their taste and requirements. Benefitting from being located close to local amenities, including shops, excellent schools, medical facilities, etc., and within walking distance to the mainline train station, this property seamlessly blends convenience and tranquillity. The spacious interior features large rooms with high ceilings, offering a bright and airy living space, with the property also boasting a garage and ample off-street parking to accommodate multiple vehicles with ease.

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Perfect for those seeking a peaceful retreat with the convenience of connectivity to Bristol and further afield, this property truly offers the best of both worlds. Don't miss this prime opportunity to make this exceptional property your own and create a dream lifestyle in a desirable village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Porch

3' 10" x 4' 1" (1.17m x 1.24m)

Hallway

20' 8" x 4' 1" (6.30m x 1.24m)

Sitting Room

13' 3" x 11' 10" (4.04m x 3.61m)

Dining Room

13' 4" x 9' 10" (4.06m x 3.00m)

Kitchen

14' 8" x 9' 11" (4.47m x 3.02m)

Bedroom 1

11' 4" x 11' 6" (3.45m x 3.51m)

Bedroom 2

13' 4" x 9' 10" (4.06m x 3.00m)

Bedroom 3 / Reception

10' 4" x 9' 3" (3.15m x 2.82m)

Sun Room

19' 8" x 9' 11" (5.99m x 3.02m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)





REAR GARDEN

FRONT GARDEN

Garage

Single Garage

Driveway

3 Parking Spaces

BACKWELL:

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.





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Approx. Gross Internal Area
1328.4 Sq.Ft - 123.4 Sq.M
(Total area includes garage)



Ground Floor

For illustrative purposes only. Not to scale.

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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

