



31 Farleigh Road, Backwell
Guide Price £1,075,000

 nested

31 Farleigh Road

Backwell, Bristol

This striking 4/5 bedroom detached property offers an impressive 2,700 sq ft of accommodation, combining style, space and flexibility. Thoughtfully designed by the current owners, it features generous proportions, versatile living areas and high-quality finishes throughout, creating a home perfectly suited to modern family life. With no onward chain, it presents an opportunity not to be missed.

The home opens into a generous entrance hall, filled with light and finished with a handcrafted staircase and flowing Karndean flooring that sets an impressive first impression and continues throughout the ground floor.

At the heart of the home is the superb open-plan kitchen/breakfast room. Finished with crisp white cabinetry, brass detailing and luxurious Calacatta Gold quartz worktops, it also boasts a sleek island, Quooker boiling water tap and integrated Neff appliances. Designed with both family living and entertaining in mind, the kitchen flows directly to the garden terrace, perfect for outdoor dining





A central log-burning stove adds warmth and character, serving both the kitchen/breakfast area and the adjoining reception room. This is a flexible space equally suited as a formal dining room, snug, playroom or additional sitting room.

To the rear, a vaulted lounge with large picture windows frames views of the landscaped garden and floods the space with natural light. Practical touches include a utility area, walk-in storage cupboard and a cloakroom, all thoughtfully set off from the kitchen and hallway.

From the hallway, there is also a study which could serve many purposes, even as an additional bedroom. You'll also find access to a self-contained suite with its own kitchenette, shower room and private entrance. Ideal for guests, older children or working from home, this space provides independence while still remaining connected to the main house.

Upstairs, a striking galleried landing with floor-to-ceiling and Velux windows creates a bright, airy feel. To the rear, two spacious double bedrooms feature vaulted ceilings and elevated views over the garden. The main bedroom is a true retreat, complete with dressing area and stylish en suite. A further double with dual-aspect windows sits at the front, alongside a contemporary family bathroom serving the remaining rooms.

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Outside, the property continues to impress. To the front, there is ample off-street parking, with additional parking and a large garage fitted with electric doors to the rear. The landscaped garden has been beautifully designed, featuring multiple patio areas that capture the sun throughout the day, level lawns, symmetrical pathways and planting, and a sunken fire-pit seating area. A detached garden studio with power provides further flexibility, making it ideal as a gym, office or creative space.

Smart technology, bespoke fittings and quality materials run throughout, ensuring the home feels both distinctive and practical. With extensive living space, adaptable layouts and a private landscaped garden, this is a rare opportunity to secure a substantial family home in a highly sought-after Backwell location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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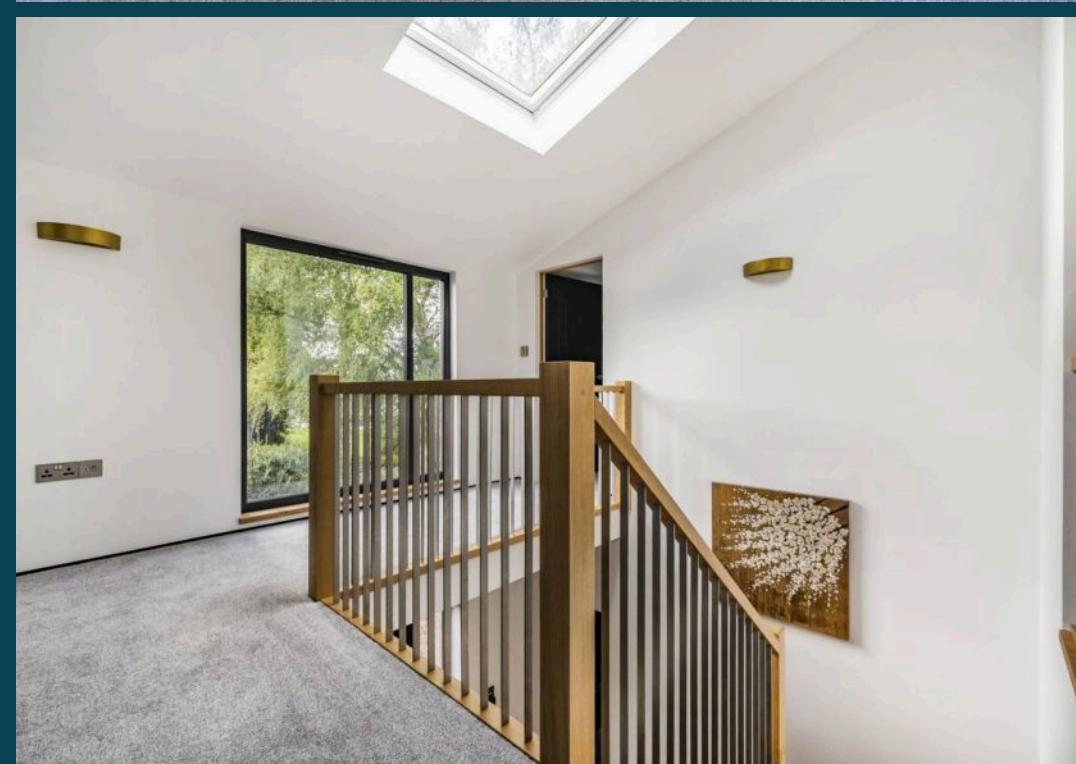
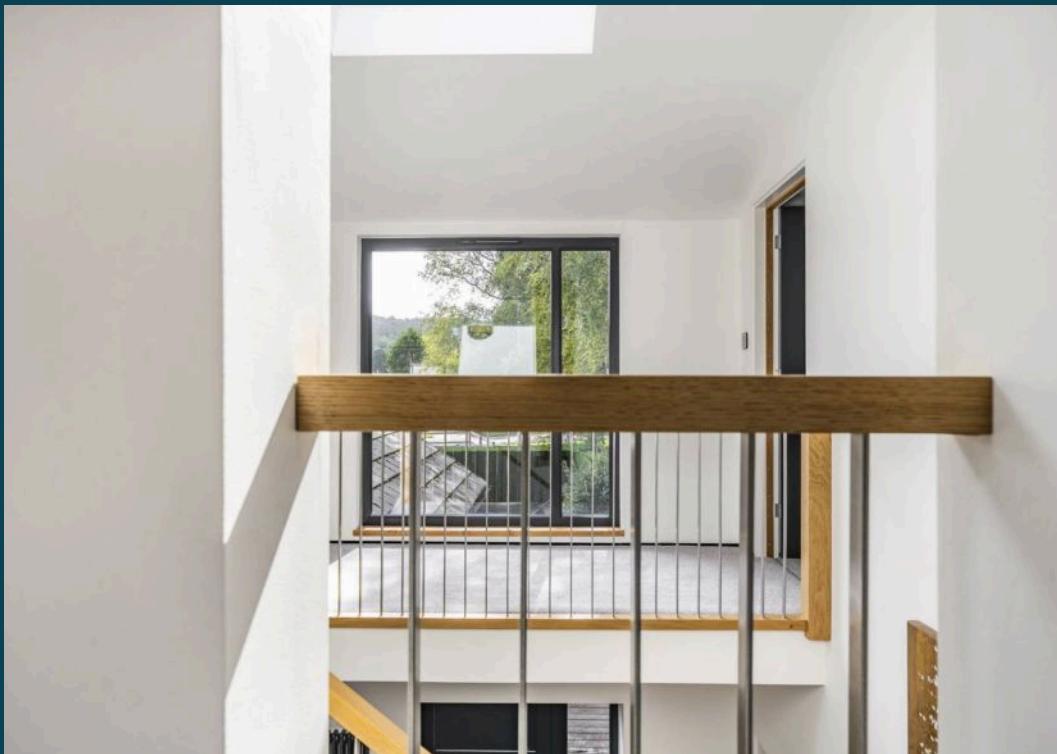
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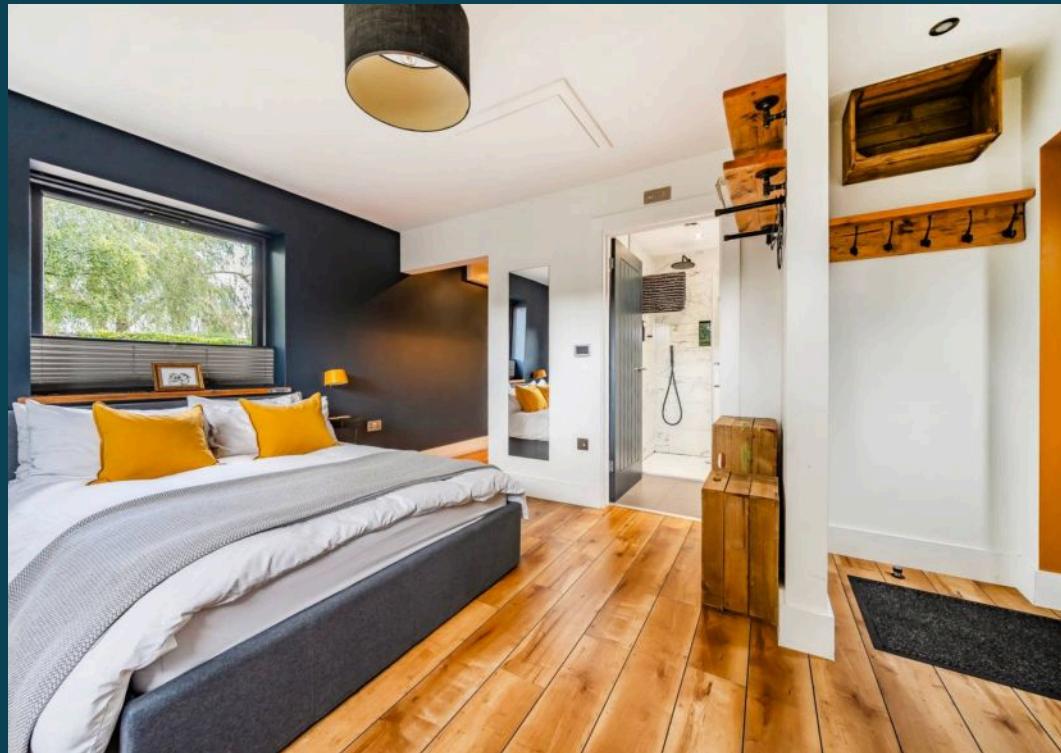
Backwell is a village in North Somerset, popular with families and buyers moving out of the city, as well as locals who value its strong sense of community. With excellent transport links – including Backwell and Nailsea train station – it offers easy access to Bristol, the airport, and surrounding towns,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







Farleigh Road, Backwell, Bristol, BS48

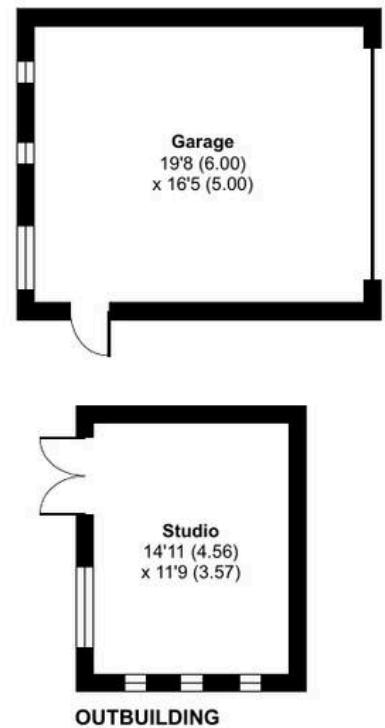
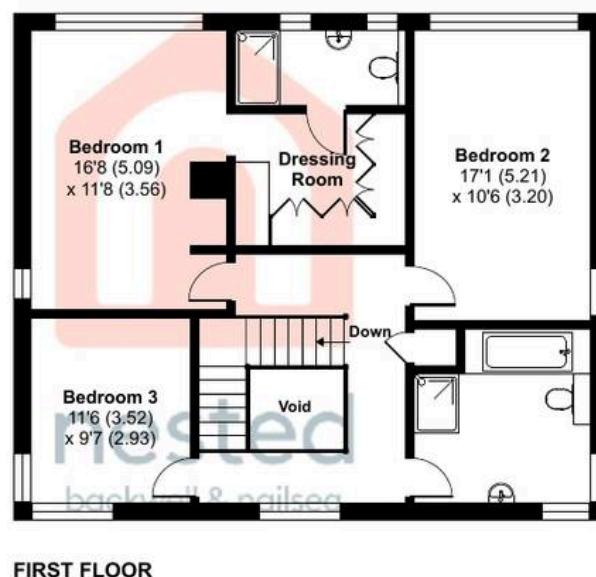
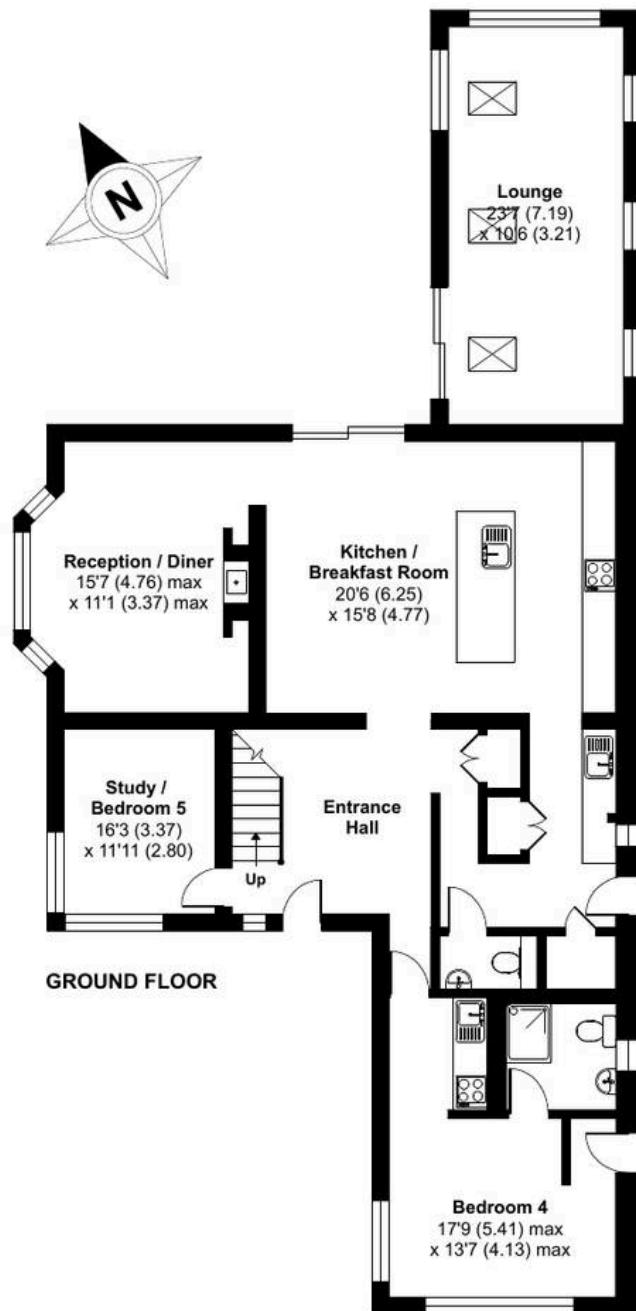
Approximate Area = 2415 sq ft / 224.3 sq m (excludes void)

Garage = 324 sq ft / 30 sq m

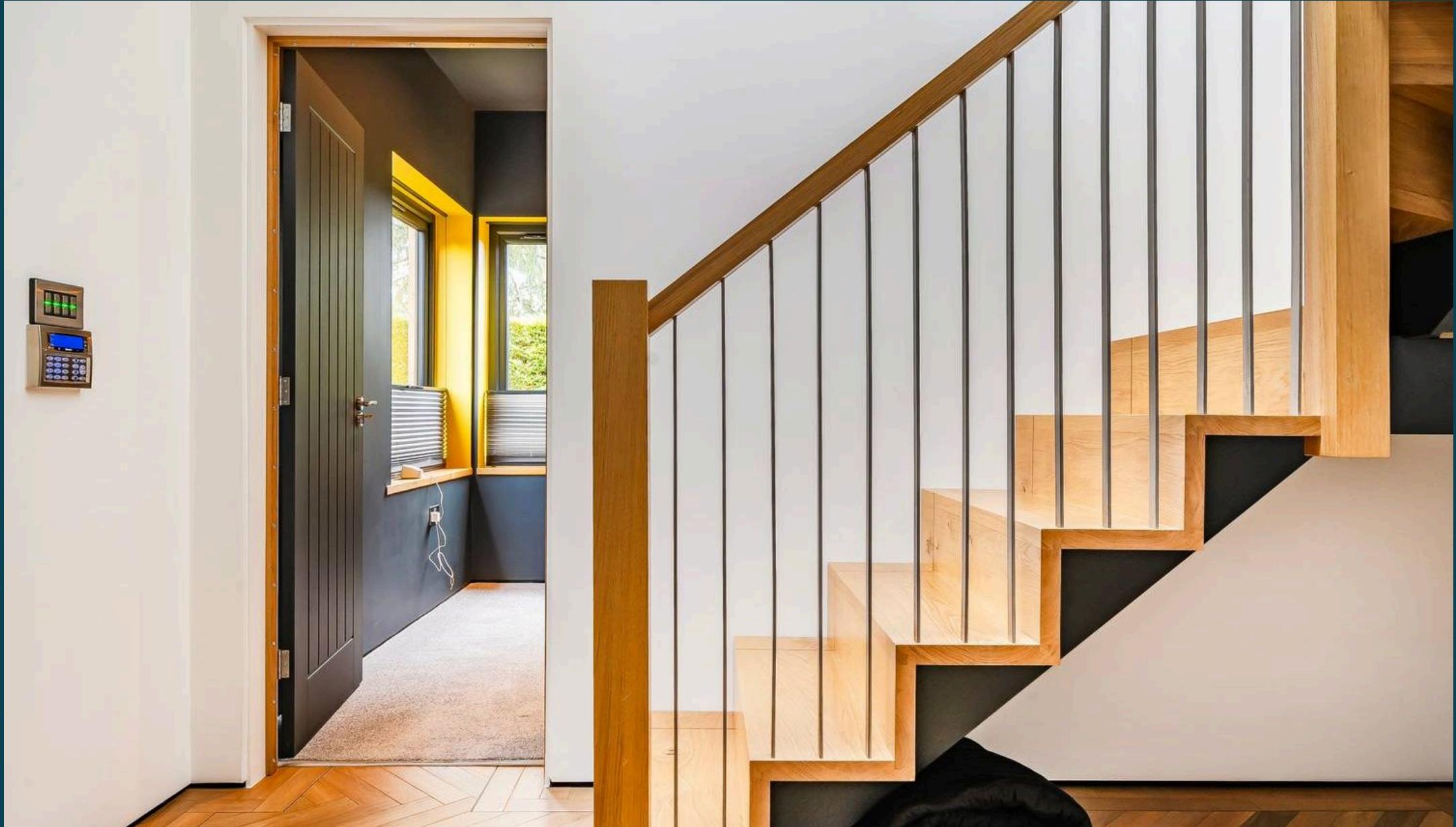
Outbuilding = 175 sq ft / 16.2 sq m

Total = 2914 sq ft / 270.7 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). © nchecom 2025. Produced for Simon Russell & Co Ltd (Nested). REF: 1353222



Simon Russell @nested

Fora, 9 Dallington Street, London – EC1V 0LN

01275 620 021 • simon.russell@nested.com • nested.com/

