



PARKER'S

ESTATE AGENTS
REGISTERED VALUERS

TOWN • VILLAGE • COUNTRY

123 Farleigh Road, Backwell

Guide Price £600,000



123 Farleigh Road

Backwell, Bristol

No chain. Grade II listed 3-bed cottage (built 1895), original features, gardens, double garage, study, great views, near schools and transport. First time for sale in 43 years.

Offered for sale with no onward chain, this much-loved family home presents a rare opportunity to acquire a remarkable Grade II listed cottage, available for the first time in 43 years. Built circa 1895 and designed by the distinguished Bristol architect Walter Cave, the property forms part of a unique pair of workers' cottages originally associated with the former Tyntesfield Estate. This characterful home retains many original features, including curved Ipswich walk-in bays in both the sitting room and dining room, creating elegant and comfortable living spaces. The kitchen and breakfast room are well-appointed with integrated appliances, a pantry, and a useful cloakroom. Upstairs, three double bedrooms benefit from built-in storage and vaulted ceilings, with a family bathroom and an en suite shower room serving the principal bedroom. Part of the original build includes an externally accessed room, ideal for use as a study or consulting room. The property is perfectly positioned for commuters and families alike, with excellent road, rail, and bus links, as well as highly regarded local schools and leisure facilities. Backing onto allotments, the cottage enjoys far-reaching views and a tranquil outlook, making it an outstanding home for those seeking character and convenience.



PARKER'S

ESTATE AGENTS
REGISTERED VALUERS

TOWN • VILLAGE • COUNTRY

123 Farleigh Road

Backwell, Bristol

The outside space is equally impressive, with extensive, part-walled gardens that have been lovingly maintained and matured over the years. Enclosed by stone walls and natural hedging, the gardens offer complete privacy and comprise lawned and patio areas, deep, well-stocked borders, and a beautiful Rowan tree planted by the family's daughter as a young girl. Paved pathways wind around the property and provide access to the rear of the double garage, which features two up and over doors to the front, a window, and a pedestrian door to the rear. The garage is equipped with power and offers ample driveway parking for multiple vehicles. The garden is a true delight, providing a peaceful retreat and a wonderful setting for outdoor entertaining or family gatherings. This exceptional home offers a rare blend of historic charm, generous accommodation, and outstanding outside space, all within easy reach of local amenities and transport links.

Tenure: Freehold

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.



PARKER'S
ESTATE AGENTS
REGISTERED VALUERS
TOWN • VILLAGE • COUNTRY

Reception Hall

Entered via hardwood door with stairs rising to first floor accommodation with useful storage cupboard below. Storage cupboard, engineered wood floor and radiator. Doors to cloakroom, kitchen/breakfast room, sitting room and dining room.

Cloakroom

Fitted with a white suite comprising; low level W.C. and pedestal wash basin. Window to rear.

Kitchen/Breakfast Room

Fitted with a range of wall and base unit with wood effect work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in eye level electric oven microwave and gas hob with extractor over. Integrated fridge, dish washer and washing machine. Walk in pantry/storage cupboard housing wall mounted 'Worcester' combi boiler. Vinyl tiled floor and glorious deep sill windows to side and rear, the latter enjoying fabulous views towards Wraxall hillside. Door to rear garden

Sitting Room

Fireplace with inset gas fire and radiator. Feature walk in bay with Ipswich window and further window to front aspect. Wooden door with glazed panel to rear garden.

Dining Room

Picture rail and radiator. Feature walk in curved bay with Ipswich window to the side and further window to front.

Study

Accessed externally, this comfortable room offers a variety of uses, including an occasional guest room. Loft access, radiator and window to rear.

Landing

Full of natural light from the feature window to the front. Loft access. Radiator. Doors to all bedrooms and family bathroom.

Principal Bedroom

Large walk in bay window to front. Radiator and built in cupboard. Door to en suite shower room.



PARKER'S
ESTATE AGENTS
REGISTERED VALUERS
TOWN • VILLAGE • COUNTRY



En Suite Shower Room

Tiled and fitted with a white suite comprising; walk in shower cubicle with electric shower plus an extensive range of vanity units with inset basin and concealed cistern low level W.C. Strip light with shaver points. Heated towel rail and vinyl floor covering. Velux window.

Bedroom 2

Built in wardrobes and radiator. Window to side overlooking the garden and window to rear with fabulous far reaching views over the allotments and countryside to Wrexham hillside.

Bedroom 3

Built in wardrobes and radiator. Feature curved Ipswich window walk in bay to the side.

Family Bathroom

Tiled and fitted with a white suite comprising P shaped bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Built in storage cupboard. Radiator and tiled floor. Window to rear.

Garden

Enclosed by stone walls and natural hedging, the mature, established gardens comprise lawned and patio areas with deep well stocked borders. There are paved pathways around the property and allow access to the rear of the garage. The garden benefits from complete privacy and is an absolute delight!

Driveway

4 Parking Spaces

Double garage

2 Parking Spaces

Two up and over doors to the front, with a window and pedestrian door to the rear, leading to the garden. Power connected.

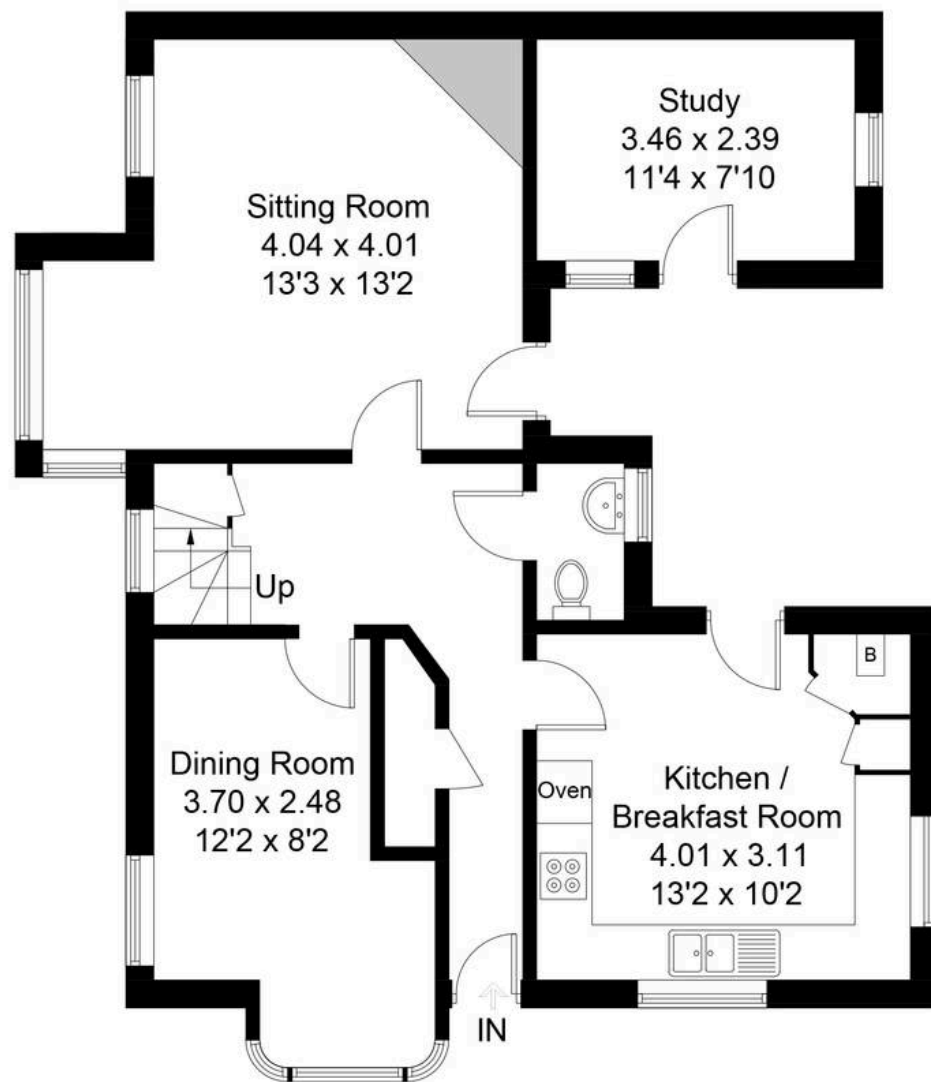


PARKER'S
ESTATE AGENTS
REGISTERED VALUERS
TOWN • VILLAGE • COUNTRY

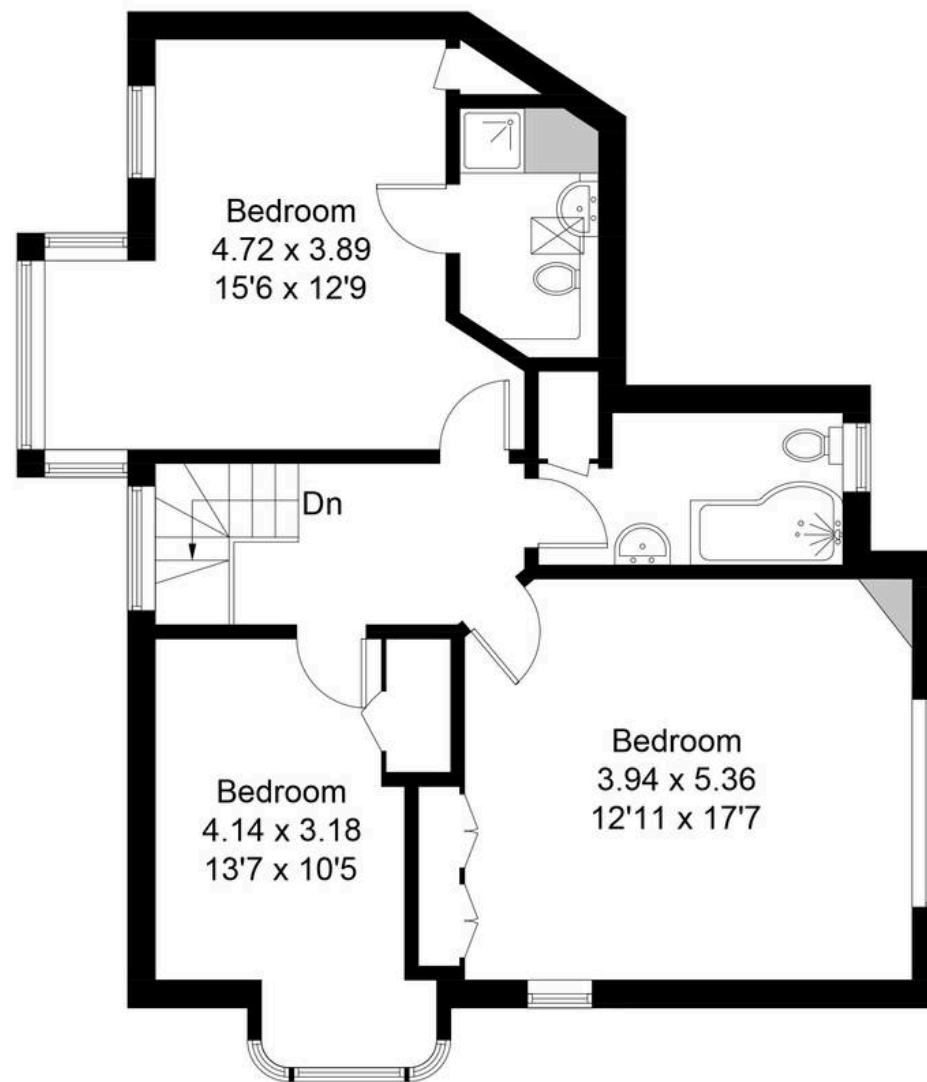


123 Farleigh Road

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1327735
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



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 · sales@parkers-ea.co.uk · www.parkers-ea.co.uk/

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.



RICS[®]