



On The Rocks, Downside Road

Backwell, near Bristol, BS48 3DH



On The Rocks

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- Three bedroom bungalow
- Kitchen
- Dining Room
- Master bedroom
- 2 further bedrooms
- Room in eaves
- Garage/workshop
- Garden with greenhouse & summerhouse
- Plot 0.27 acres

Guide Price
£525,000

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DESCRIPTION

On the Rocks is a good sized three-bedroomed bungalow, situated in the desirable location of Downside Road near Backwell, Bristol. The property offers generous accommodation totalling 1479sqft (137sqm) which is very well maintained but would benefit from some modernisation.

ACCOMMODATION

A small porch with glazed door and two windows leads into a large central hallway with wooden flooring which gives access on the left into a good sized living room.

The living room has full width windows, and a feature stone fireplace with electric coal effect fire.

The large kitchen can be accessed from the living room and leads into a separate dining room. Attractive hand built light Oak units give plenty of storage, with built-in double oven and separate hob. Through the feature archway is further space for a table and more units. Large windows to two walls give a pleasant open feel.

The adjoining dining room has a large window and plenty of borrowed light from the kitchen via a glazed door and windows above a useful built-in storage/display unit.

A convenient WC can be accessed from either the kitchen or the garden.

To the right of the entrance hallway is the master bedroom which has fitted wooden wardrobes and a dressing table unit. A large window gives a view to the front of the property.

Also, off of the hallway are two further double bedrooms with fitted storage, and a bathroom with bath and shower and a separate WC.

Oil fired central heating, radiators and hot water. Double glazing throughout.

A further useful room has been created in the loft space with a window, and access to the remaining roof void storage. To the rear of the property, due to a difference in ground levels, there are a few steps down into the rear garden and additional storage under the property which is ideal for garden items.

OUTSIDE

Driveway with stone gate posts and a wooden gate runs alongside the right-hand side of the property to the garage and rear gardens. There is space for several vehicles on the driveway. A detached outbuilding contains a garage, a useful workshop, storage and office space.

The plot in total is approximately 0.27 acres which gives generous garden space with patio areas, lawns, a pergola and mature shrubs and trees, a pond and borders. Keen gardeners will appreciate the greenhouse, and a summerhouse allows full enjoyment of the garden.

SITUATION

The property is in a rural location but only 2 miles from Backwell village. The village has a good selection of local shops and other services, two pubs, a leisure centre with swimming pool, churches and excellent junior and secondary schools.

Downside Road provides good access to both the A370 and the A38, with Backwell & Nailsea Rail Station being 4 miles, Bristol Temple Meads (for London Paddington) 9 miles. Bristol Airport is within walking distance. All of which gives good commuter and business opportunities. The local area has many opportunities for outdoor leisure such as walking, horseriding and cycling.

EPC

EPC Rating = 52E

VIEWING

Strictly by appointment with David James, tel: 01934-864300

Ref: WRR250020

Date: 16th June 2026

PLANS AND PARTICULARS

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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Downside Road, Backwell, Bristol, BS48

Approximate Area = 1479 sq ft / 137.4 sq m
Garage = 158 sq ft / 14.6 sq m
Outbuilding = 258 sq ft / 23.9 sq m
Total = 1895 sq ft / 175.9 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). © nichecom 2026. Produced for Daniel James Residential. REF: 1477638