



**Home Farm - Backwell Heights, an exclusive new development with breathtaking views**  
Backwell, North Somerset





A striking brand-new detached residence forming part of Backwell Heights, an exclusive gated development of just four individually designed luxury homes, set in a fabulous rural yet by no means isolated position above Backwell Down, approximately 1.25 miles from the centre of the village.

Extending to approximately 2,119 sq. ft., this impressive four-bedroom home offers a rare opportunity to secure a luxuriously appointed contemporary property in one of North Somerset's most attractive settings. The house combines beautifully light-filled living spaces, high specification finishes, generous outside areas and far-reaching panoramic views across North Somerset, the Severn Estuary and, on a clear day, towards the hills of Monmouthshire.

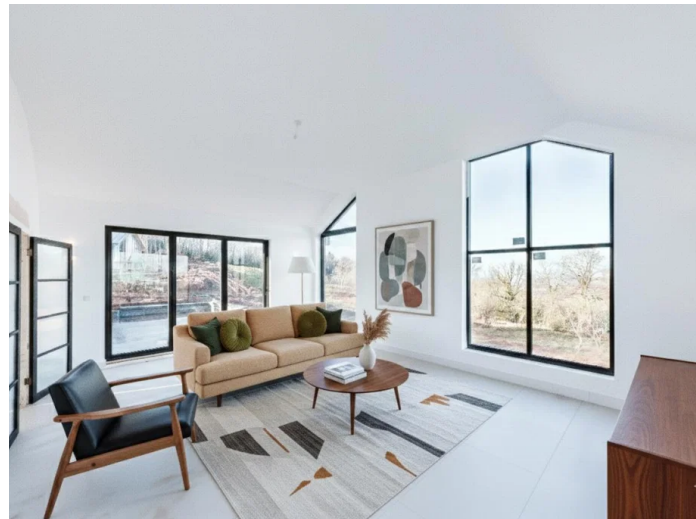
Backwell Views has been carefully conceived with ecological value and energy efficiency in mind. Sustainable materials have been incorporated, while each property includes a roof garden, designed not only to enhance the appearance of the development but also to support biodiversity and assist with rainwater retention. The wider landscaping will include wildflower planting, chosen to provide year-round visual interest and ecological benefit.

The house is approached through the secure gated entrance, with parking available for multiple vehicles. From the outset, the design makes a strong impression, with clean contemporary lines, generous glazing and a layout arranged to celebrate the exceptional outlook.

On the ground floor, the main reception room is one of the defining features of the house. Full-height glazing frames a superb panoramic view across North Somerset and beyond, while the high pitched ceiling adds a wonderful sense of space, volume and natural light. This is a room designed both for impressive entertaining and relaxed everyday living, with the outlook providing a constantly changing backdrop throughout the day and across the seasons.

From the reception space, doors open directly onto a large private westerly-facing terrace, creating a natural extension of the living accommodation and offering an outstanding place to sit, dine or entertain while enjoying the open views.

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The kitchen/dining room is to be fitted to a particularly high standard, with a stylish range of base and wall-mounted units, integrated appliances and marble worktops. Designed with modern living in mind, it will provide an elegant yet practical space for cooking, dining and family life.

A welcoming hallway and a separate cloakroom complete the ground floor accommodation.

The lower ground floor has been carefully planned to provide four bedrooms, including two larger principal rooms and two further bedrooms that could equally suit children, guests, a study or home working space. Three beautifully appointed bathrooms serve this level, each fitted with a high-quality choice of fixtures and fittings. Three sizeable cupboards provide excellent storage, adding further practicality to the design. From the lower ground floor, there is direct access to a private patio, which in turn leads to the wildflower garden, maintaining the strong connection between the house and its landscaped surroundings.

The setting is a particularly special part of the property's appeal. Backwell View enjoys an elevated position above Backwell Down, surrounded by open countryside and wonderful walks, yet remains highly convenient for village amenities. The centre of Backwell is approximately 1.25 miles away, offering a range of day-to-day facilities, while Nailsea & Backwell railway station provides direct rail services for commuters.

Backwell itself remains one of North Somerset's most sought-after villages, combining excellent accessibility with a strong community and a beautiful semi-rural environment. The surrounding countryside includes excellent walks, with Backwell Lake and the wider North Somerset landscape close at hand.

The area is also well regarded for schooling, with a choice of popular state and independent schools within reach, helping to make Backwell especially appealing to families.

Nearby schools include Backwell Church of England Junior School, approximately 0.96 miles away; West Leigh Infant School, approximately 1.29 miles away; Backwell School, approximately 1.31 miles away; and The Downs Preparatory School, approximately 4.35 miles away.

Please note that some imagery comprises the use of AI and CGI to reflect the final product due to ongoing building work at the property.

**Deposit & Terms** See this property on our our website - [www.hbe.co.uk](http://www.hbe.co.uk)

#### Directions


From the centre of Backwell, proceed south from the central village traffic-light-controlled crossroads on Dark Lane. For orientation, Weston-super-Mare is west, Bristol is east and Nailsea is north. At the mini roundabout at the top of Dark Lane, turn left onto Church Lane and continue for approximately 0.2 miles before turning right into Church Town, just before the war memorial and just after the church.

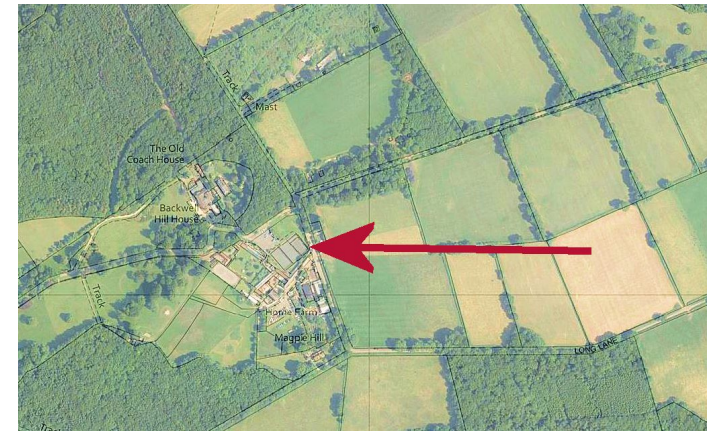
Continue through Church Town and follow the road round to the left as it becomes Backwell Hill / Cheston Combe, remaining on Backwell Hill for approximately 0.7 miles. At the T-junction, turn right onto Backwell Hill Road and continue for around 0.3 miles, then turn right onto Long Lane.

After approximately 0.9 miles, turn right into the entrance to the development, where the property will be found. Please note that the final half-mile of the route is a roadway that is imminently due for professional resurfacing, but proceed with care until the new tarmac is laid.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# Quarry Bank, Backwell Hill, Backwell, Bristol, BS48

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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## HENSONS

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