



# HILLSIDE

STATION ROAD • BLAGDON • BRISTOL BS40 7TB





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*Astounding lake views from a  
prime Chew Valley location*

## ACCOMMODATION AND AMENITIES

Adjoining open fields • Terrific scope to modernise and extend • Offered with immediate vacant possession  
Three reception rooms • Kitchen, utility and downstairs cloakroom • Four bedrooms • Family bathroom • Triple garage and driveway parking • EPC Rating = E

## SITUATION

Blagdon sits at the foot of the Mendips and is a popular village which includes a couple of pubs, a convenience store and a butcher. Located in the heart of the Chew Valley, surrounded by pasture and woodland, this is an idyllic country setting. Logistically, the property lies within a decent commute of both Bristol and Bath, which offer an eclectic mix of bars, restaurants and boutiques, as well as quality schooling.







The nearby market town of Wells has a further array of shops, in addition to the historic cathedral. There are a plethora of outdoor pursuits available from the nearby countryside and these include bridleways and footpaths over the Mendips, fishing on Blagdon Lake, in addition to boating on Chew Valley Lake. International travel is available from Bristol airport, which offers flights to a number of European and some long haul destinations.

## DESCRIPTION

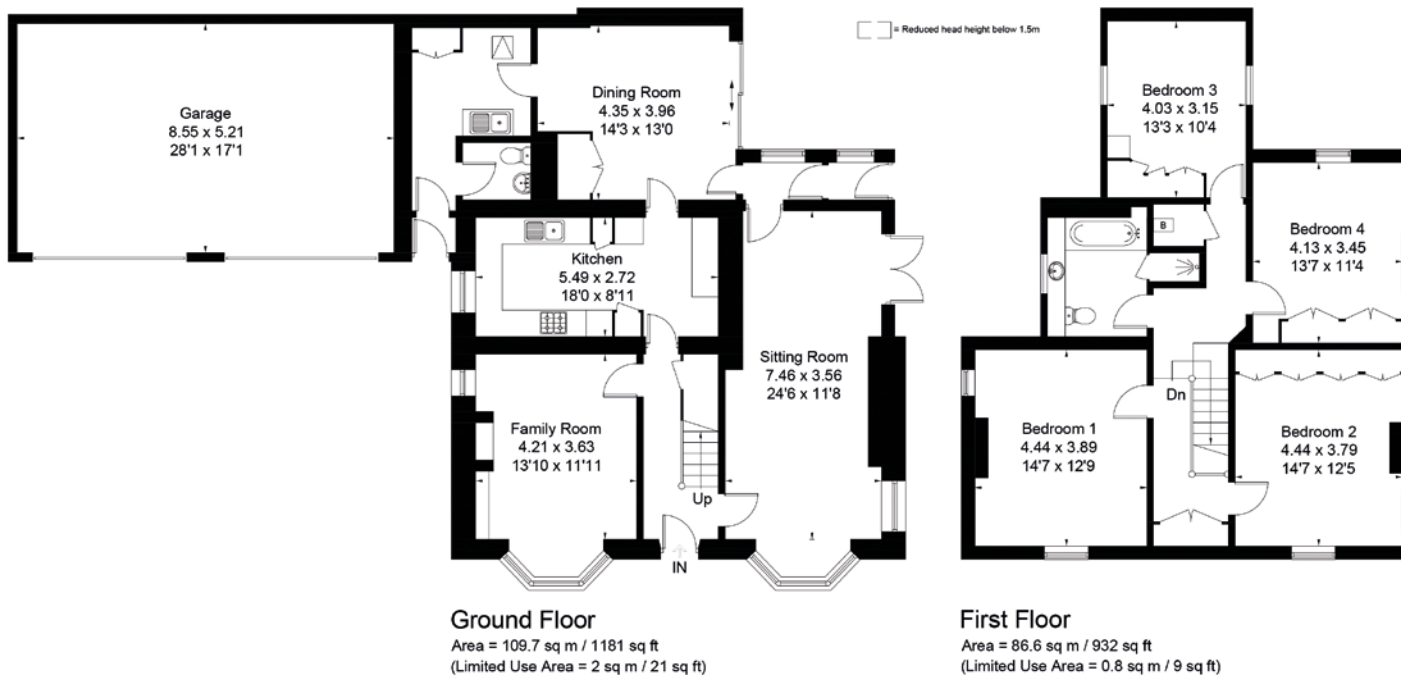
Occupying a simply stunning location with majestic views over mature open countryside and Blagdon Water, this individual home believed to date to the 1890 is the perfect blank canvas for a buyer seeking to put their own stamp on a property and to make the most of the enviable setting. Subject to planning, there is space to the rear of the home to extend the accommodation, whilst still leaving plenty of gardens for family and friends to enjoy. The property sits adjacent to a quiet lane in a rural village location and the gardens border delightful rolling meadows on two sides. A private driveway provides parking for a number of cars leading to a triple garage with electric up and over door and offering yet further conversion potential, perhaps as an annexe, gym or home office suite. The front entrance door is set to the side of the property opening to a hallway with under stairs storage area and access to the large sitting room with a fine dual aspect and double doors opening directly to the rear garden. This room also links through to a back passage to the rear terrace. A working fireplace with inset hearth sits centrally in the room and the former opening to the kitchen has been closed off to provide a timber lined display alcove with book shelving and storage draws. To the far side of the hallway is a second reception room, again with a wide bay window with views of the lake. It is likely that a new owner will relocate the kitchen, particularly if the house is to be extended but this is currently perfectly functional with an extensive range of lined oak wall and base units, integrated dishwasher, microwave and Miele twin oven and fridge. Double doors also lead from the rear dining room to the patio area, through the adjacent laundry with a downstairs cloakroom and access to the driveway.

There are four double bedrooms on the first floor, three of which command exceptional views across the lake. An airing cupboard houses a modern combi gas boiler which provides the hot water and central heating and there is a further built in cupboard at the far end of the landing. The family bathroom features a bath, separate large walk in shower cubical and set beneath the basin is access to a large eaves storage area.



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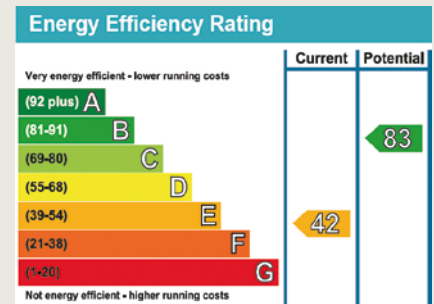
Approximate Gross Internal Area:  
Main House: 196.3 sq.m. / 2,113 sq.ft.  
Garage: 44.5 sq.m. / 479 sq.ft.  
Total: 240.8 sq.m. / 2,592 sq.ft.  
Including Limited Use Area (2.8 sq m / 30 sq ft)



## OUTSIDE

The gardens that surround the property on two sides are beautifully maintained and were clearly loved by the owners, having been extensively stocked with a colourful array of flowering shrubs, perennials and herbaceous plants. The stone built terrace is of an excellent size for barbeques and summer drinks and two steps lead down to a gently sloping lawn with open panoramic views stretching well beyond the lake to distant hillsides. A small timber shed provides storage for garden tools, set within a delightful shaded, walled area surrounded by a mature rockery with two ornamental maple trees.

This property is available with immediate vacant possession with no onward chain.



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