

# Golden Sedge, Street End

Bristol, BS40 7TL

COOPER  
AND  
TANNER



**£550,000 Freehold**

This spacious four bedroom property offers exceptional views across Blagdon Lake and the Chew Valley and has great scope to refurbish and update. Standing in a good size plot with potential to improve the gardens. With the added benefit of a double garage a long driveway parking and no onward chain.

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 4  2  2 EPC TBC

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### DESCRIPTION

This spacious four bedroom property offers exceptional views across Blagdon Lake and the Chew Valley and has great scope to refurbish and update. Standing in a good size plot with potential to improve the gardens. With the added benefit of a double garage and long driveway parking and no onward chain.

Entering through the front porch you are welcomed into a spacious hallway that provides access into all the ground floor rooms and to the first floor. There is a large utility room by the front door which has space for white appliances and currently has a conveniently fitted WC and sink with fitted worktops. The kitchen benefits from front and side windows with a door opening out. The kitchen is fitted with a selection of wall and base units and provides space for appliances. There is a separate dining room which could, potentially be knocked through to open up to make a large kitchen/diner. The lounge is a large triple aspect room with a sliding door opening onto the patio and with windows allowing ample light into the room.

The first floor houses the bedrooms and the family bathroom. The principle bedroom is a dual aspect room and really benefits from far reaching views. There are two further double bedrooms which face towards the lake and take in views of the village and near by Church. There is a fourth bedroom with a side aspect window which could alternatively be used as a study. The first floor is completed with a bathroom fitted with a panelled bath with over head shower and pedestal sink. There is a separate WC with a rear aspect window and a landing cupboard.

### OUTSIDE

Entering onto the driveway from the road you are privileged by a long driveway providing parking for multiple vehicles and a front lawn area with a selection of mature planting which could conveniently create additional parking. There is access into the house from the front, into the rear garden and into the garage. The double garage is a great size and is accessed through two up and over doors with windows at the rear. The rear garden spans around the entirety of the property. The garden is filled with an array of mature flowers, plants, trees and shrubs and has a lot of potential to create a great space to entertain and enjoy the far reaching views and the tranquil and calming country air. There is a raised patio area accessed from the living room and plenty of further garden to create areas to enjoy the surroundings. The garden is fully enclosed and also houses a greenhouse.

### LOCATION

The village of Blagdon in North Somerset is located on the slopes of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available around. The village facilities include a convenience store and post office, 2 public houses, parish church, Blagdon Primary School ([www.blagdon.n-somerset.sch.uk](http://www.blagdon.n-somerset.sch.uk)) and Blagdon Pre-School. Further information about the village can be obtained from the website (Secondary education is available at nearby Churchill Academy and Sixth Form ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) and also benefits from a modern sports complex, and there are private schools at Bristol, Wells, Siodcot, Bath and Wraxall. Access to the motorway network is at Clevedon (junction 20) and St. Georges (junction 21) with an international airport at Lulsgate and mainline railway stations at Weston-Super-Mare, Yatton and Bristol.

### TENURE

Freehold

### SERVICES

All main services

### COUNCIL TAX

Band F

### HEATING

Gas central heating

### VIEWINGS

Strictly by appointment only- Call Cooper and Tanner

### DIRECTIONS

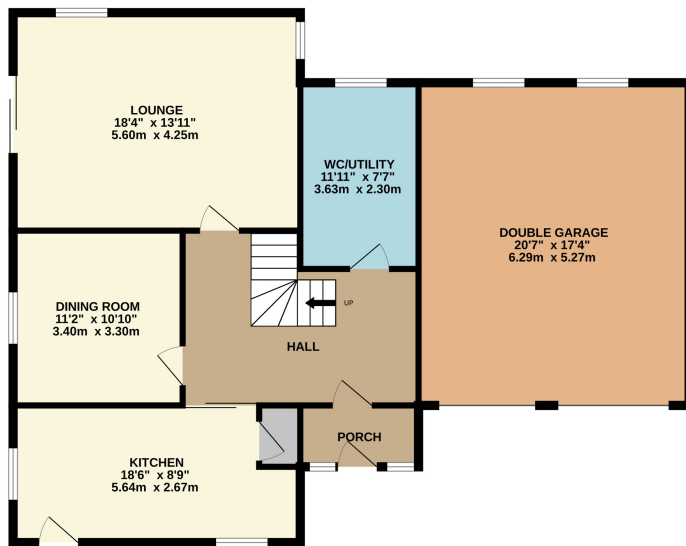
Travelling through Blagdon on the A368 from the Churchill direction, turn right by the Seymour Arms into Street End. Continue right on up the hill and the property can be found on the left hand side.



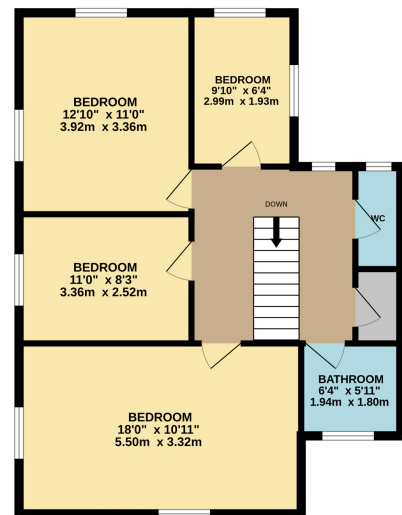




GROUND FLOOR  
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

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