

Charterhouse

Blagdon Bristol, BS40 7XR

COOPER
AND
TANNER



£585,000 Freehold

Surrounded by open countryside this three bedroom, detached cottage is bursting with character throughout and benefits from a large rear garden, two reception rooms, parking and a detached single garage.

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 3  2  1 EPC F

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DESCRIPTION

Entering the property you are welcomed into an entrance porch/sun room, currently being used for storage. To the right, there is a utility room fitted with base units and a stainless steel sink with drainer. There is also space and plumbing for white appliances. The sun room leads through to the spacious kitchen. This room is full of character from its panelled walling and beams to flagstone flooring. It is fitted with an array of wall and base units, solid fuel Rayburn, Belfast sink and rear aspect windows that look out towards the beautiful garden. There is also space for table and chairs. The character carries on through to the dining room. It has space for a large dining room table and has exposed walling, open wood burner and a handy under stairs cupboard. The stairs for the first floor can be found hidden away behind a cupboard door. The charming living room runs the width of the property with an open fire place at the rear. It has dual aspect windows, allowing plenty of light into the room. Upstairs are where the three bedrooms can be found. The two bedrooms at the front have exposed stone walling and low level windows looking out at the front. One of the bedrooms has space for light storage in the open roof space. The third double bedroom is at the rear of the property and has views of the garden and open countryside. All three bedrooms share the family bathroom. It is fitted with a roll top, freestanding bath with over head rain shower, pedestal basin and low level W/C. The property is warmed with Oil heating and is double glazed throughout.

OUTSIDE

Accessed through a five-bar wooden gate, there is parking for variety of vehicles on a tarmacked drive. There is a detached garage with an up and over door, lighting and power. The large rear level garden is a beautiful space to enjoy the countryside surroundings. There is an large area laid with patio slabs and is surrounded by small picket fence, stone walling and there are currently various pots and plants. The rest of the garden is laid to lawn and has a vegetable patch at the end, perfect for green fingered enthusiasts. Here there is also a storage building and chicken coop. Outside also benefits from a decked area that has a detached summer house with bifold doors and benefits from power and lighting. Outside is a very private space and has uninterrupted views of open fields.

LOCATION

Charterhouse is a beautiful unspoilt hamlet at the top of the Mendip Hills, an Area of Outstanding Natural Beauty near the pretty village of Blagdon, which benefits from local amenities including a primary school, church, post office and public houses. The

nearby Cathedral City of Wells has a very popular farmers market. Bristol and Bath also offer a wide range of amenities including shopping, theatres and leisure facilities, and Bristol International Airport is only a 15 minute drive. From the house there is access to footpaths and bridleways for walks, rides and cycling throughout the surrounding countryside

TENURE

Freehold

HEATING

Oil central heating

SERVICES

Mains electricity, mains water, private drainage (soak away)

LOCAL AUTHORITY

Sedgemoor District Council

COUNCIL TAX

Band E

EPC RATING

Band F

VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

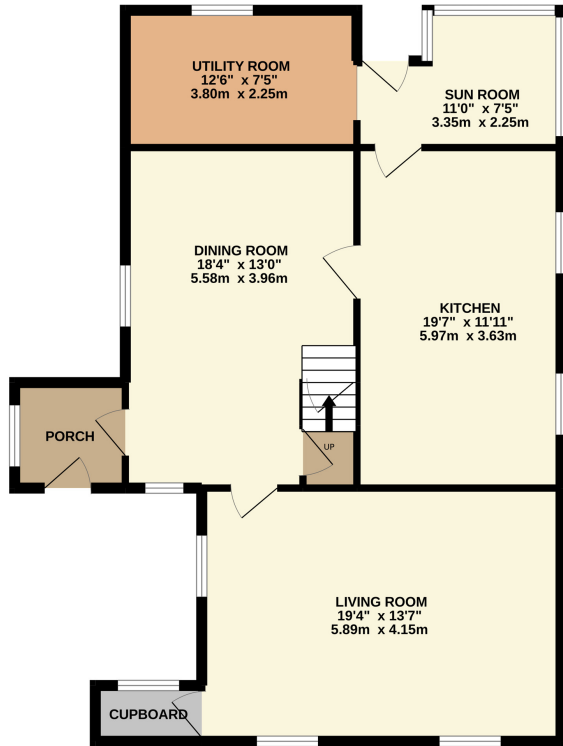
DIRECTIONS

From our office in Cheddar head towards Cheddar Gorge. Continue up the gorge taking in the beautiful scenery. At the top of the gorge and where the road starts to level out take the first left onto the B3371, continue along and at the crossing turn left onto Ubley warden drove. Continue along passing St Hughes Church on the left hand side and the property can be found a short distance along at junction on the left.

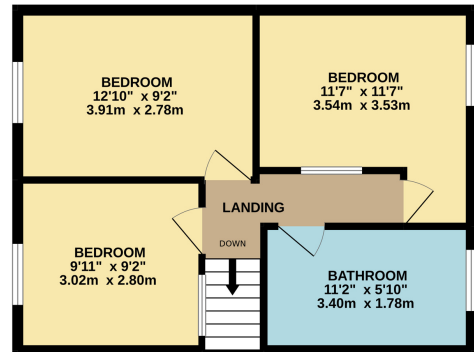




GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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

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AND
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