

High Street

Bristol, BS40 7TQ

COOPER
AND
TANNER



£470,000 Freehold

Conveniently positioned in the heart of the village is this well proportioned three bedroom family home. Boasting ample living space, three bedrooms, two bathrooms, a garage and a courtyard garden this is the perfect family home.

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 3  2  2 EPC E

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DESCRIPTION

Situated right in the heart of this popular village is this rare opportunity split level attached cottage style home with the main accommodation situated to the first floor.

Entering from the front you are immediately welcomed into a porch that leads directly into the hallway. The hallway provides access to the first floor via a staircase and provides entry into the shower room which benefits from a walk in shower, WC and sink. The ground floor hall also provides entry into a handy cupboard and the large garage.

The first floor houses the main living accommodation. The living room is a light and airy space. There are bi fold doors opening to the courtyard garden and a large wood burner with stone surroundings. The open plan living space also provides space for a large dining room table, has front and rear aspect windows and a kitchen which is filled with a selection of wall and base units and space for white appliances. There is also a drop hatch in the kitchen allowing further storage space in a cellar area. There are three bedrooms with two at the front and one at the rear, which all benefit from built in storage. The first floor is completed with a family which is fitted with a panelled bath with overhead shower, vanity sink and a WC.

OUTSIDE

Entering the property from the front there is a large garage which is perfect for storage or for parking vehicles. The garage is currently separated by partition walls allowing extra storage and a utility area. The courtyard is a lovely space and is an extension from the living. The courtyard is filled with colour from a selection of raised beds making this the perfect space to sit and enjoy the village surroundings.

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) 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) and also benefits from a modern sports complex, and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Access to the motorway network is at Clevedon (junction 20) and St. Georges (junction 21) with an international airport at Lutsgate and mainline railway stations at Weston-Super-Mare, Yatton and Bristol.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX

Band B

VIEWINGS

Strictly by appointment only- Call Cooper and Tanner

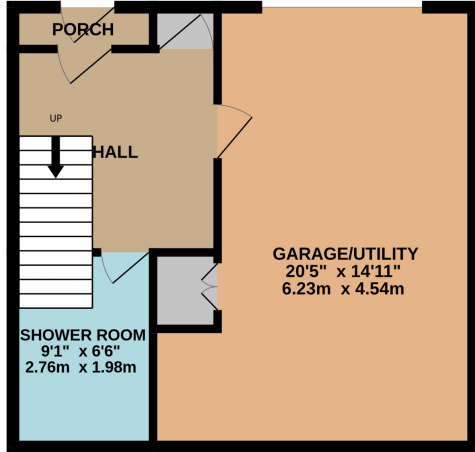
DIRECTIONS

Heading from Bristol on the A38 proceed past Touts on your right and turn left onto Says Lane following the road and turning left onto the A368. Continue along this road until you come to the village of Blagdon. The property will be found on the left hand side after the shop on the High Street.

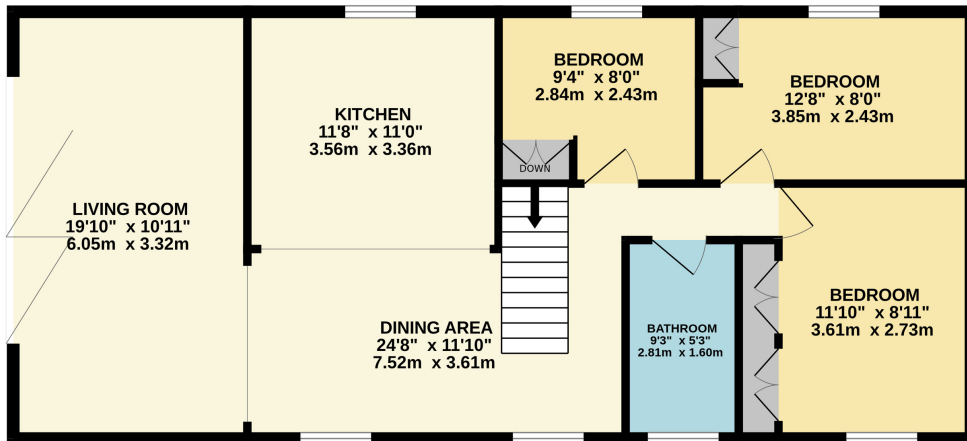




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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

Telephone 01934 740055

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

cheddar@cooperandtanner.co.uk

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