



 2  2  1 EPC D

£385,000 Freehold

Barley Close
Church Street
Blagdon, BS40 7SJ

COOPER
AND
TANNER



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DESCRIPTION

A wonderful two bedroom cottage set within the heart of the ever popular village of Blagdon with pretty cottage garden, views of the village Church and offered with no onward chain. The property itself has been upgraded by the current owners but still offers a blank canvas to place your own mark and to create a dream home.

Upon entering the house is an entrance hall with space for shoes and coats which in turn opens into the dining room. The dining room can comfortably accommodate a table for four to six people with views to the front and featuring storage under the stairs. Adjacent is the kitchen which comprises a range of fitted units with an electric oven, electric hob, space for a washing machine, a built-in dishwasher, view to the front of the house and a door opening out to the side and parking area. The sitting room is a spacious room with as gas fire as the focal point and a door providing access out to the enclosed South facing cottage garden.

To the first floor is a light and open landing leading to the two bedrooms and family bathroom. The principal bedroom is a spacious dual aspect double bedroom with garden views and fitted wardrobes. The second bedroom is a good sized single/small double with a fitted wardrobe and view towards the village Church. The bathroom features a bath with shower above, toilet, wash hand basin and airing cupboard for additional storage.

OUTSIDE

The enclosed South facing garden has been designed to be low maintenance with is being laid mainly with gravel with a variety of shrubs, bushes and flower beds to the side. The garden makes a wonderful space for outside dining and entertaining with views looking back towards the Church. To the front of the house is a parking area for one car and two storage sheds which provide space for bikes and tools if required.

LOCATION

The pretty village of Blagdon, sits on top of the Mendip hills and benefits from local amenities including a primary school, church, post office and public houses.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools (Free school transport is available for Blagdon Primary, Priddy Primary, Wells Blue School and Churchill Academy).

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Sidcot School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

Approaching Blagdon from the east (Ubley) on the A368 - Upon entering the village take the first right into Church Street, follow the road round, passing Grib Lane on your right. The property can be found a little further along on the right just before the grass triangle.

REF:WELJAT20092023

Local Information Wells

Local Council: North Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

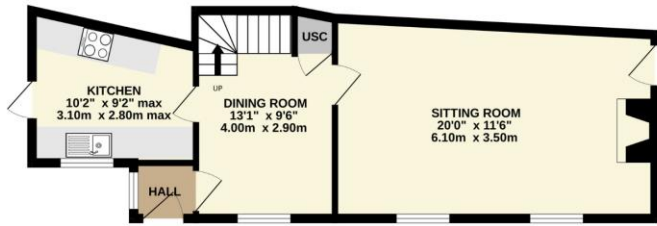
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Blagdon, Cheddar, Priddy & Wells

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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