

# Garston Cottages

Blagdon, BS40 7TE



**£385,000 Freehold Price Guide**

Boasting exceptional, panoramic views, this immaculately presented, two-bedroom cottage style home is situated in the desirable village of Blagdon. Benefitting from a contemporary kitchen/diner, living room with wood burner and sun room leading to the well maintained and landscaped rear garden.

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### DESCRIPTION

Stepping through the front door, you are welcomed into the entrance hall with solid oak flooring. To the left, there is a bright and airy, double aspect living room benefitting from a feature wood burner. Double glazed French doors lead out to the well-maintained rear garden and the front aspect looks out towards Blagdon Lake. The contemporary kitchen/diner is to the right of the hallway. This room is a triple aspect room, also benefitting from views of the Lake. The kitchen is fitted with an array of wall and base units, granite surfaces, induction hob and oven integrated in the peninsular unit, ceramic sink with mixer tap, large storage cupboard and has space for white appliances. There is also plenty of space for a dining room table. The handy cloakroom is fitted with a wall mounted sink and low-level W/C. Leading through a glazed door, the well-insulated conservatory allows plenty of light in with double-glazed French doors lead to the rear garden and a well-insulated tiled roof. There are two double bedrooms situated on the first floor. The largest bedroom benefits from a double aspect and there is bespoke fitted wardrobes and units. The best view of the Lake is from the front aspect window in this room. The second bedroom also enjoys views of open countryside and eaves storage provides space for storage. The modern family bathroom is a spacious room. It is fitted with a corner shower cubicle, separate panelled bath, vanity basin, low level W/C and radiator. The property is warmed with gas central heating and is double glazed throughout.



### OUTSIDE

The front garden is well maintained and planted with lots of plants, flowers and trees. A concrete path leads to the front door and side gate to the rear garden. At the rear, the garden has been beautifully landscaped and well looked after by the vendors. There is a patio area which is an ideal space for outdoor furniture. The rest of the garden is mainly laid to lawn and a pathway leads to a gate at the end. There is a useful shed and wood store. Mature bushes, plants and trees are planted throughout the garden and there is a bench on stone chippings where the views of the Lake can be enjoyed. Parking for two vehicles can be found through the wooden gate at the rear.

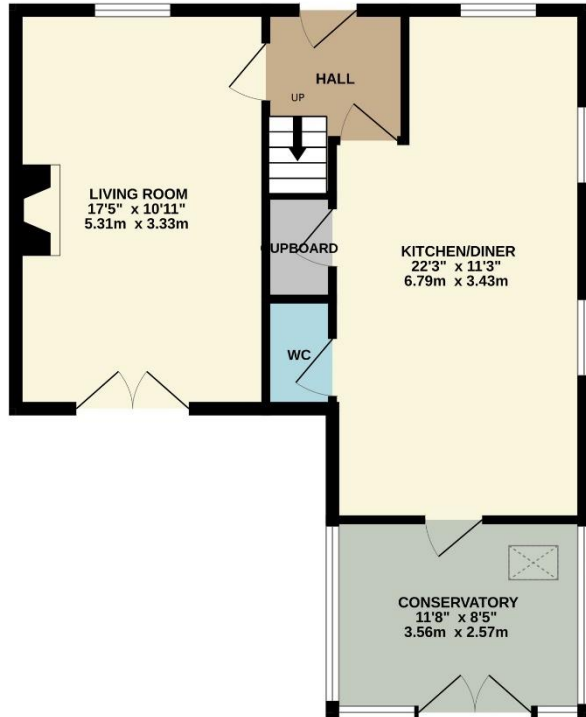
### LOCATION

The village of Blagdon in North Somerset is located on the slopes of the Mendip Hills overlooking Blagdon Lake. 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, 3 public houses, parish church, Blagdon Primary School and Blagdon Pre-School. Secondary education is available at nearby Churchill Academy and Sixth Form, 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 Lulsgate and mainline railway stations at Weston-Super-Mare, Yatton and Bristol.

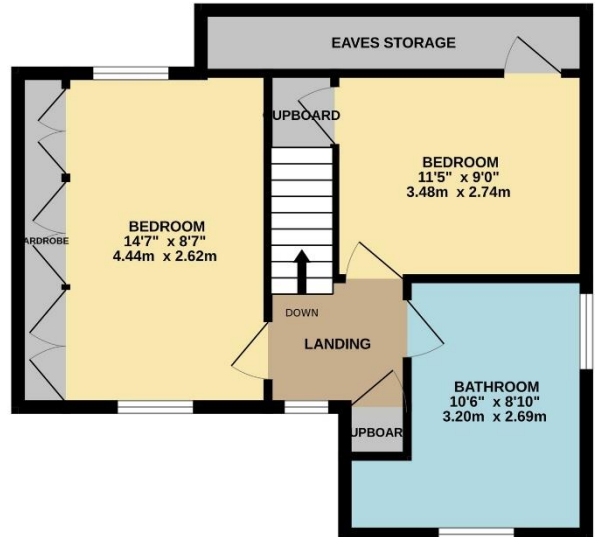




GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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