





# Myrtle Cottage, Nempnett Thrubwell, Bristol, BS40 8YP

- Detached Period Cottage
- Outstanding Blagdon Lake Views
- Kitchen/Dining Room with Terrace
- Useful Utility/loo
- Sitting Room with Wood Burner
- Two Double Bedrooms
- Stylish Family Bathroom
- Large Terraced gardens
- Gated Parking
- NO ONWARD CHAIN



## COUNTRY CHIC WITH AN OUTSTANDING VIEW!

This charming, restored cottage is bursting with character and charm! Set elevated position with breathtaking views of Blagdon Lake – the view alone makes this place a standout! Offering a warm and cosy atmosphere, it's the ideal spot for peaceful living.

Completely transformed by the current owners, this home perfectly blends chic style with beautiful period features. Step into the welcoming living room, complete with a wood burner on one end and easy access to a convenient utility/loo at the other. Beyond, the spacious kitchen/diner is a showstopper, featuring a stunning Belfast sink and a Smeg range cooker. Wooden French doors open out onto a tiled terrace, which leads to the front terrace where the south-facing views of Blagdon Lake are absolutely breathtaking.

Upstairs are two double bedrooms and a luxurious family bathroom, featuring a roll-top copper bath with claw feet.

Outside, there are plenty of spots to take in the view and relax. The lawned area is surrounded by mature plants and trees and there is Gated parking.

Nempnett Thrubwell is a small village and civil parish close to Blagdon Lake on the western edge of Bath and North East Somerset, in the county of Somerset. Famously, it is the subject of the song 'Down In Nempnett Thrubwell' by The Wurzels and is mentioned in the earlier Adge Cutler song 'Up The Clump'!

Nearby villages have local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from Blagdon and Chew Stoke to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







## ROOM DIMENSIONS

### Ground Floor

PORCH 4'1" x 2'1"

LIVING ROOM 25'1" x 9'1"

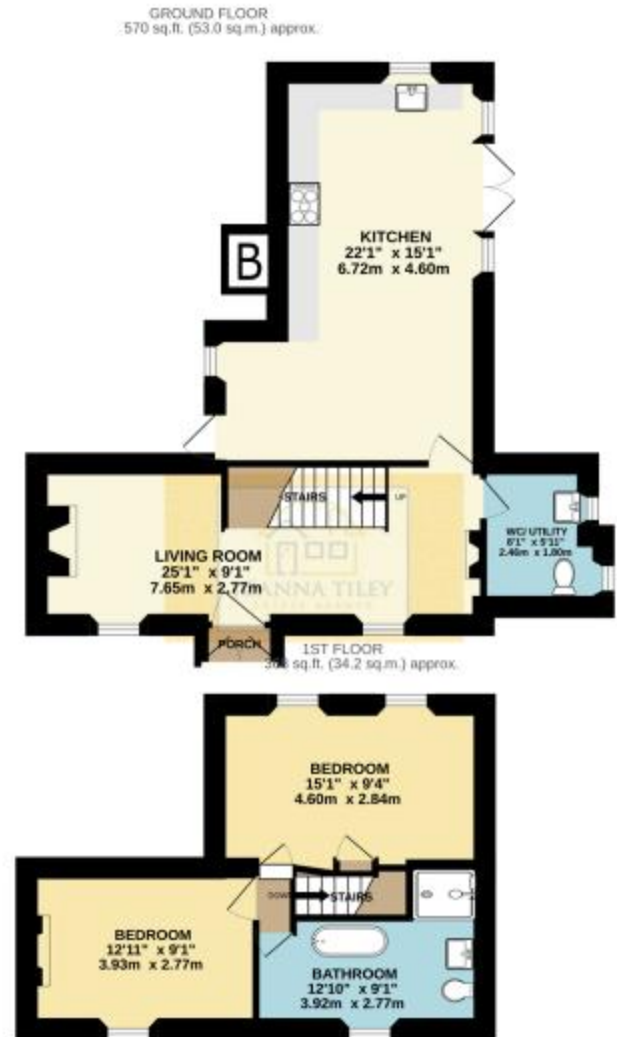
KITCHEN 22'1" x 15'1"

### First Floor

BEDROOM 12'11" x 9'1"

BEDROOM 15'1" x 9'4"

BATHROOM 12'10" x 9'1"



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 areas 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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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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