



1 The Old Chapel, Street End, Blagdon, Bristol, BS40 7TL

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- Converted Chapel dated 1807
- Open Plan Living Space with Log Burner
- Modern Kitchen
- Two Further Reception Rooms
- Main Bedroom with Bath and Ensuite
- Two Further Double Bedrooms
- Modern Family Bathroom
- Solar Panels
- Enclosed Private Garden
- Two Allocated Parking spaces



SOMETHING A LITTLE DIFFERENT!

A very stylish and totally unique Chapel conversion, offering a light and spacious home full of character.

The property is approached via a welcoming reception hall leading into the impressive main living space, centred around a feature chimney with log burner. Wooden floors and antique-style radiators add warmth and charm, while French doors open onto a decked terrace and garden beyond.

The modern kitchen includes ample storage and a central island, perfect for entertaining. Two further reception rooms provide flexible living options, with a utility room and cloakroom completing the ground floor. Upstairs, the main bedroom overlooks the living space through striking glass panels and includes a freestanding bath for a touch of decadence, as well as an ensuite shower room. Two additional double bedrooms share a family bathroom, and there is a spacious loft for further storage. Outside, the decked entertaining area with raised lawn is ideal for summer dining with friends and family. Solar panels supply hot water, and the property benefits from two allocated parking spaces. Contact our friendly team today to arrange a viewing.

The village of Blagdon is recognised as an Area of Outstanding Beauty and is located on the slopes of the Mendip Hills overlooking the lake, which is famous for its trout fishing. The whole area is one of outstanding beauty and there are exquisite views across surrounding hills and open countryside. Riding, walking, fishing and sailing are just some of the many activities available within the immediate area. The village facilities include a Cricket Club, the requisite Public Houses, Parish Church, Blagdon Primary School Churchill Academy and Sixth Form which has recently been awarded & 'Outstanding' by Ofsted, also benefiting from a modern sports complex.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus that stops in the village that travels to both Bristol Temple Meads and Bath Spa train stations, 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 MEASUREMENTS

Ground Floor

ENTRANCE 8'0" x 5'6"

KITCHEN/SITTING/DINING ROOM 36'2" x 18'1"

SNUG 10'1" x 9'6"

UTILITY ROOM 6'9" x 6'2"

GYM/PLAY ROOM 11'6" x 9'11"

W/C 2'11" x 4'10"

First Floor

LANDING 14'0" x 2'8"

BEDROOM 11'11" x 11'5"

BEDROOM 14'0" x 11'5"

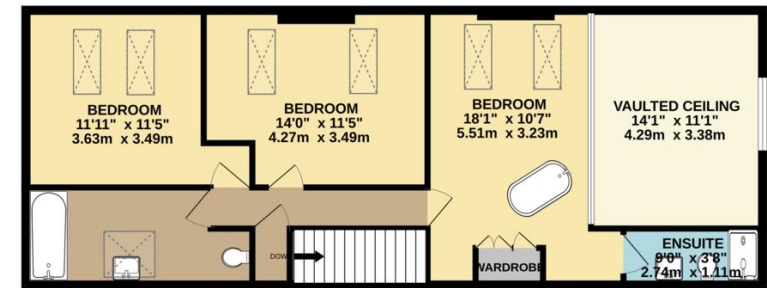
BATHROOM 14'8" x 6'4"

BEDROOM 10'7" x 18'1"

ENSUITE 9'0" x 3'8"



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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