



# MAGGS & ALLEN

WAYSIDE, STREET END LANE  
BLAGDON, BRISTOL, BS40 7TW

**Guide Price: £550,000+**

- SOLD FOR £565,000 - July Auction
- Characterful detached 4-bedroom cottage
- Just under one acre of grounds including stables and paddock
- REDUCED PRICE FOR AUCTION
- Elevated rural location with views towards Blagdon Lake
- Carport, driveway and separate garage
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SOLD FOR £565,000 CHARMING 4-BEDROOM PERIOD COTTAGE ON JUST UNDER AN ACRE OF GROUNDS

#### DESCRIPTION

Set in an elevated position and surrounded by just under an acre of beautifully established grounds, this charming four-bedroom period cottage offers a rare opportunity to create a superb rural family home. Overflowing with charm and characterful features, the property provides excellent potential to add value through modernisation.

Perfect for families seeking space, nature, and village life, the property boasts sweeping gardens, a private paddock, and a stable block – offering potential for alternative uses, subject to consents. A full-length south-east facing terrace offers an idyllic spot to soak in panoramic views across the landscape towards the picturesque Blagdon Lake.

Additional highlights include a carport, driveway, detached garage, and convenient rear access to the paddock and stables. This is a truly special setting with enormous scope for transformation.

#### LOCATION

The village of Blagdon in North Somerset is located on the slopes of the Mendip Hills overlooking Blagdon Lake. The area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. The village facilities include a convenience store and post office, 2 public houses, parish church and Blagdon Primary School. The property lies within a commute of both Bristol and Bath, which offer an eclectic mix of bars, restaurants and boutiques, as well as quality schooling. Bristol Airport is located within 6.5 miles of the property, which offers flights to numerous domestic and European destinations.

#### ACCOMMODATION

The ground floor accommodation comprises an entrance hall, utility room, cloakroom, living room, kitchen/breakfast room and dining room with door onto the outdoor terrace. The first floor can be accessed via either of two staircases and provides four bedrooms and two bathrooms.

Please refer to floorplan for approximate room measurements and internal layout.

#### SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

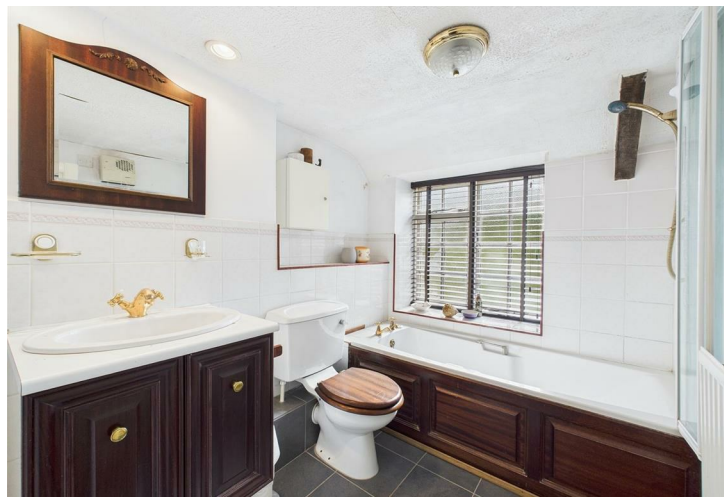
#### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

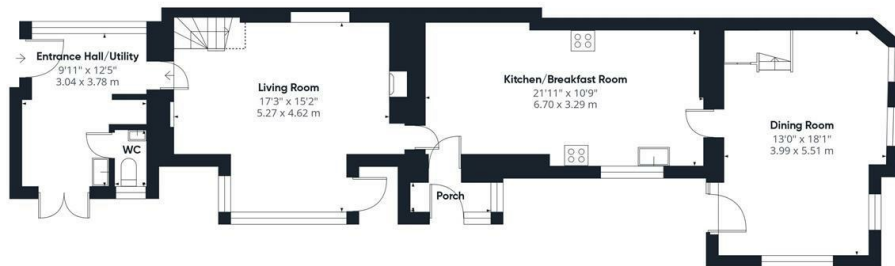




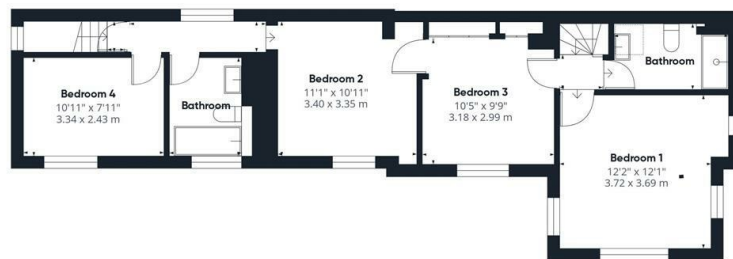


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1464 ft<sup>2</sup>  
136.1 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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