



Dipland Grove Farm
Bath Road, Blagdon, Bristol, BS40 7SF

Robin King | Estate Agents

DIPLAND GROVE FARM, BATH ROAD, BLAGDON, BRISTOL, BS40 7SF

A well-proportioned, beautifully appointed 4 bedroom country home overlooking Blagdon Lake, in a spectacular tucked away location with ample parking, double oak car barn and gorgeous gardens with far reaching views.

APPROX 1,956 SQ FT OF FLEXIBLE ACCOMMODATION • SPACIOUS KITCHEN WITH LOVELY VIEWS OVER THE LAKE • OPEN PLAN KITCHEN/DINING/FAMILY ROOM • SITTING ROOM WITH WOOD BURNING STOVE • FOUR BEDROOMS, TWO WITH EN-SUITES • OAK FRAMED CAR BARN WITH WORKSHOP AND HOME OFFICE • PRIVATE GARDEN WITH VIEWS • CONVENIENT ACCESS TO A POPULAR VILLAGE WITH LOCAL SCHOOL AND SHOPS • MAINLINE RAILWAY SERVICES WITHIN 9.5 MILES AT YATTON STATION – LONDON PADDINGTON FROM 114 MINUTES • ACCESS TO M5 MOTORWAY WITHIN 13.3 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT WITHIN 7.7 MILES • CENTRAL BRISTOL WITHIN 15.3 MILES (ALL APPROX.)

Dipland Grove Farm is a characterful family home located in a semi-rural position overlooking Blagdon Lake. The property has been meticulously extended and renovated over the years, seamlessly blending traditional charm with modern amenities. Set back from the road via a private driveway, there is ample parking for vehicles, along with a handsome oak framed double car barn. A smart path leads to the house with mature shrubs and a lawned area to either side.

Enter the property through a useful storm porch, ideal for organising boots and coats. As you step inside, you are greeted by a welcoming and roomy entrance hallway. A wide sweeping staircase rises to the first floor, adding a touch of elegance to the farmhouse ambiance.

To the left of the hallway, the generous dual aspect sitting room is bright and airy and packed full of character with timber beams, oak engineered flooring and a feature cast-iron multi-fuel burner. Bi-fold doors open onto the paved terrace creating a seamless blend between indoor and outdoor spaces. Wonderful countryside views can be savoured from every window.





Off the hallway on the opposite side is the heart of the home, an L-shaped kitchen/dining/family room. The kitchen has a country farmhouse yet modern feel with an extensive range of oak-fronted base and wall units, finished with timeless granite worktops and Travertine flooring. It features a classic Belfast sink and has space for a range cooker and fridge/freezer.

Beyond the kitchen, the extensive renovation has given rise to a bright and spacious L-shaped dining/family room. Bi-fold doors connect this inviting space with the garden and views beyond, bathing it in natural light. Whether it's for family meals or entertaining guests, this room is perfect for creating lasting memories. The ground floor also includes a practical laundry room, a convenient w.c., and a discreet storage cupboard tucked away beneath the stairs.

As you ascend to the first floor, a split-level galleried landing greets you, adding further allure to this special farmhouse. The first floor offers four individual and beautifully presented bedrooms along with a stunning family bathroom. Immediately to your right, you'll find a generous double bedroom with an en-suite shower and picturesque views of the garden and open countryside. Opposite, indulge in the large, exquisitely finished family bathroom, featuring a claw-foot bath, a double walk-in shower, and "his and hers" "basins.

Towards the front of the property, another spacious double room awaits, boasting a dual aspect and captivating views of the open countryside. Additionally, there is a cosy single bedroom and, finally, the principal bedroom—a generous space with a walk-in dressing room, an en-suite bathroom, and far-reaching views of Blagdon Lake.

OUTSIDE - Dipland Grove Farm benefits from a sunny south facing garden backing on to open fields and exceptional views. The gardens include a terrace for al fresco dining and relaxing, a tool shed, greenhouse and pretty lawn and flower beds. The very best of North Somerset countryside can be enjoyed in all areas of the garden with views over rolling hills, Chew Valley and stunning Blagdon Lake. To the front there is a private driveway with plentiful parking and the splendid oak framed car-barn, office and storage building.





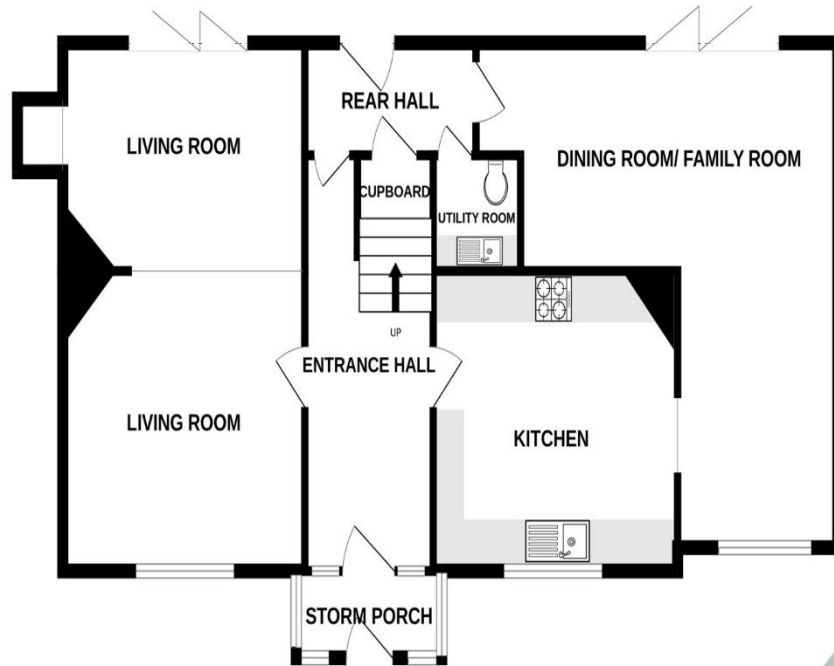
LOCATION – On the edge of Blagdon, which is a popular village located on the outskirts of Chew Valley between Bristol, Bath and Wells, with wonderful opportunities for walking and outdoor activities nearby. The village offers excellent amenities including a village store/post office, butchers, public houses, parish church and a well-regarded primary school, with senior schooling available within 5.3 miles at Churchill Academy & Sixth Form. The property is well placed for commuting to central Bristol within 15.3 miles. Bristol International Airport is within 7.7 miles and access to the M5 is within 13.3 miles at Junction 20 (Clevedon). Mainline railway services, and further shops and facilities, are within 8.8 miles from Yatton station – Paddington from 114 mins.

DIRECTIONS – From Robin King’s office head north-east on Broad Street and turn right towards High Street/B3133. Continue onto Stock Lane and at the roundabout take the second exit onto B3133. Turn left onto Bypass/A38 and turn right onto Ashley Lane after 0.9 miles turn left onto A368 and Dipland Grove will be on the right.

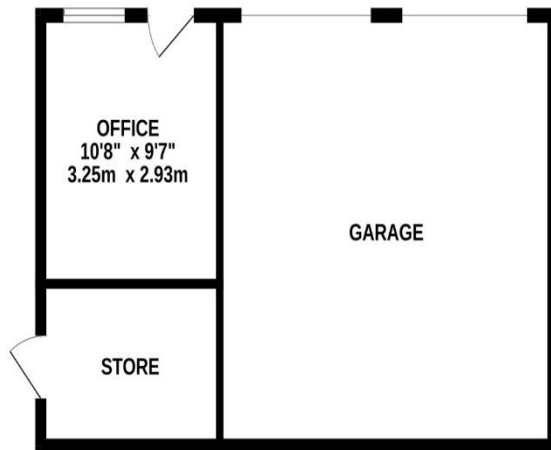




GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 1956sq.ft. (181.7 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.

Made with Metropix ©2023

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All mains services are connected.

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £2,990.10 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**