



# Myrtle Cottage, Post Office Lane

Blagdon, Bristol

A characterful four-bedroom detached cottage tucked away in a central village location with magnificent far-reaching views over the surrounding countryside. Featuring a private cottage garden, two parking spaces, and convenient access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

All mains services

- Approx 1,451 sq ft of flexible accommodation
- 4 bedroom family home
- Character cottage with traditional features
- Superb kitchen/dining/breakfast room
- Driveway parking with carport
- Cottage style garden
- Central village location with spectacular long rural views
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## Myrtle Cottage, Post Office Lane

Blagdon, Bristol

Myrtle Cottage is a delightful bright and airy, country home which is beautifully positioned to make the most of the exceptional rural views towards the Mendip Hills. Full of charm, the house retains original features including an inglenook fireplace, deep recessed windows, exposed beams, latched doors, and a cosy stone hearth. In addition, a wonderful open plan kitchen/breakfast/living room provides a contemporary space, perfect for family living and entertaining friends. A welcoming front door leads straight into the hallway with to stairs to the bedroom accommodation and a downstairs cloakroom. To the right is the snug/study which is a characterful room with an original fireplace complete with bread oven and a gorgeous window seat in the bay window which looks over the front garden. This room also provides practical built in storage cupboards.

Off here a doorway opens to the sitting room. A lovely space, with a dual aspect over the front and back of the property framing the long rural views it also has an inglenook fireplace with alcove shelving and a cosy log burner.

To the rear of the property is the impressive kitchen/dining/living room. Fully refurbished four years ago it has a wonderful, fitted kitchen with smart grey units and contrasting white worktops. It has space for a dishwasher and fridge/freezer, integrated induction hob and double oven together with a separate larder for food items. This attractive room has lovely, exposed beams and is enhanced by a Velux window which floods the room with light making this an inviting space to spend time, it provides ample space for a large table and sofa.



A latched door with attractive stained glass inset pens to a spacious pantry/utility room where you will find plenty of storage space together with space for a washing machine.

Completing the ground floor is a lovely garden/sunroom that seamlessly blends indoors and outdoors. French doors open to a dining terrace – perfect for entertaining or enjoying a summer BBQ.

Upstairs are four good sized bedrooms. Each is brimming with character with lovely, beamed ceilings, panelling, and some have lovely rural views to the rear of the property. The principal bedroom is a generous double with a bank of fitted wardrobes and built in dressing table. The bedrooms are served by a family bathroom which shares the spectacular panorama and has a bath with shower over.

#### Outside

Myrtle Cottage has a walled and paved front garden with laurel and mature shrubs providing privacy. To the side is the driveway and carport which provide off street parking for 2 cars. Steps from here lead down to the cottage style garden which provides a terraced area adjacent to the house. The rest of the walled garden consists of a raised lawned area with an attractive raised flower bed with mature planting around the perimeter. Immediately behind is open land which makes the garden feel very secluded and peaceful and offers pretty views towards the Mendips. There is also a garden shed and woodstore.

#### Location

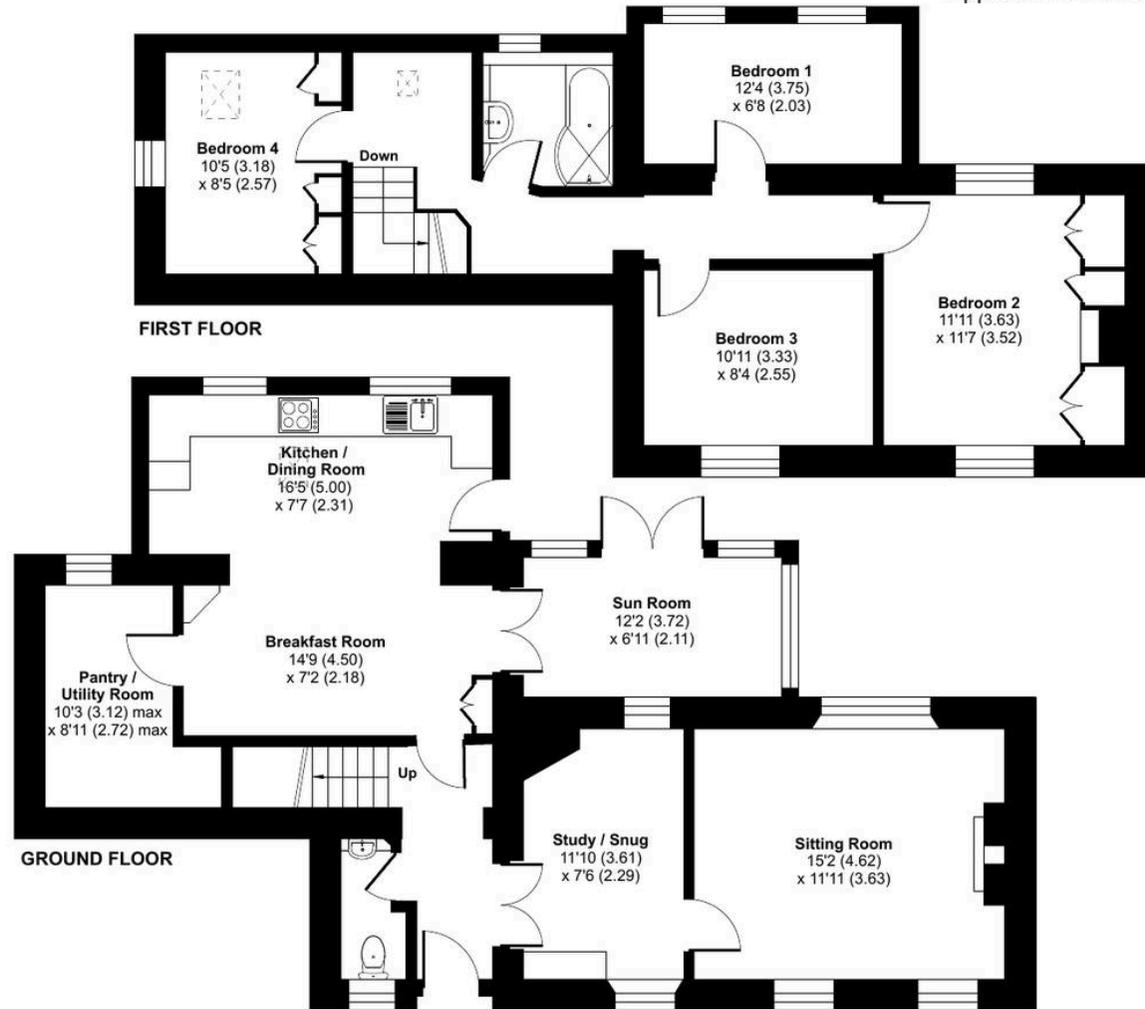
The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry skiing are just some of the activities available around. The village facilities include a convenience store, Yeo Valley Organic Gardens, 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 together with its modern sports complex and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport (6 miles) and mainline railway services at Yatton.



# Post Office Lane, Blagdon, Bristol, BS40

Approximate Area = 1451 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Robin King LLP. REF: 1258286

## Robin King

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