





## 3 Grove Orchard

Blagdon, Bristol

A well-maintained 5-bedroom semi-detached home with garage, off street parking, garden, a paddock and far-reaching views. Set in a central village location it offers easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC: C

All Mains Services

- Approximately 1688 Sq Ft Of Accommodation
- 5 Bedrooms And 2 Bathrooms (1 En-Suite)
- Peaceful, Tucked Away Central Village Location
- Free Flowing And Flexible Living Spaces With Stunning Views
- Situated On A Generous 0.45 Acre Plot
- Driveway And Off-Street Parking Together With Garage
- Private Paddock/Garden Area With Potential
- Easy Access To Bristol Airport, M5 And Mainline Railway Services (London From 112 Mins)
- NO ONWARD CHAIN











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Blagdon, Bristol

Occupying a generous 0.45-acre plot and tucked away in a quiet location in the heart of the popular village of Blagdon, this spacious five-bedroom semi-detached property offers approximately 1,500 sq ft of internal accommodation. The property enjoys a fantastic setting with far-reaching views towards the Mendips, a private drive, off-street parking, and an integrated garage. A notable feature is the adjacent paddock, offering excellent potential for those seeking additional outdoor space.

Built around 35 years ago, it is a lovely, warm, and bright home that has been well cared for over the years and whilst it could benefit from some slight modernisation, it is presented in very good order and is offered with no onward chain.

#### **Tour of the House**

A brick-paved driveway leads to stairs up to a welcoming front door, which opens into a hallway. Practical features include understairs storage and a cloakroom.

To the right is the kitchen, which enjoys a lovely aspect to the front of the property. It is fully fitted and features a twin sink, integrated dishwasher and oven, and offers ample space for a dining table. A useful utility room provides additional facilities, including space for a washing machine, tumble dryer, and full-height fridge freezer.

Next to the kitchen is the dining room. A lovely, open, and bright space, it has wonderful views and a door that opens to the garden with a dining terrace – the perfect spot to enjoy a summer BBQ.









Wide double doors enhance the flow of the space, opening into the sitting room, which also enjoys spectacular long views towards the Mendip Hills and features an attractive brick fireplace as its focal point.

Upstairs are five bedrooms, each enjoying rural views. The principal bedroom benefits from an adjacent ensuite shower area. There are two further doubles, two singles, and a family bathroom serving them all. The property also benefits from extensive storage space in the boarded loft.

### Outside

The property has gardens to all sides, with the front garden offering glimpses of the magnificent Blagdon Lake. There is also a substantial additional garden in the form of a paddock/wooded area, which is wonderfully private and could be developed to create additional recreational space, a vegetable garden, or for keeping chickens, subject to the new owner's wishes. This area also has direct access to a public bridleway leading up onto the Mendip Hills.

There is driveway parking, additional off-street parking for two cars, and a single garage with an up-and-over door.





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### 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. (All distances/times approx.)



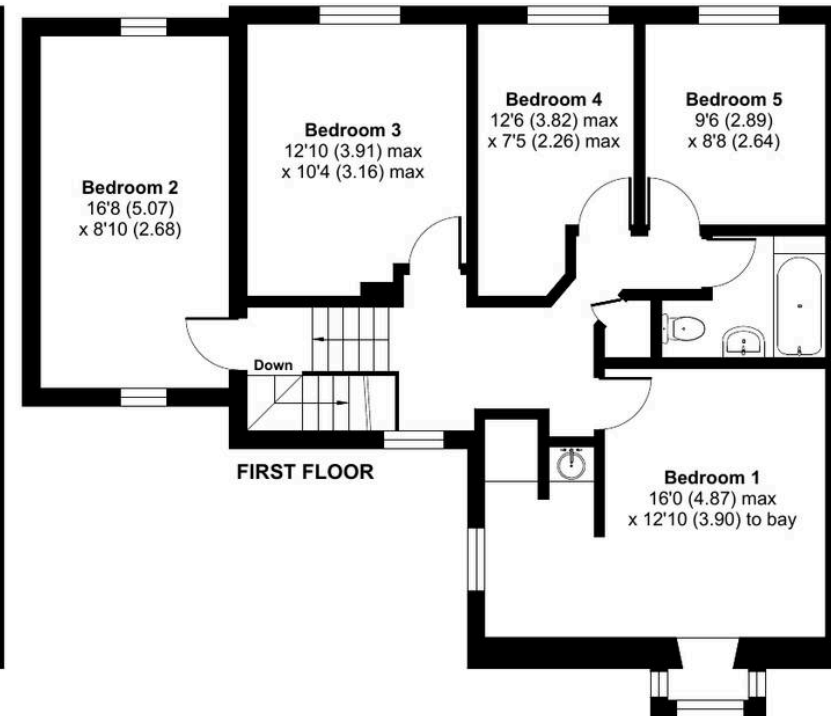
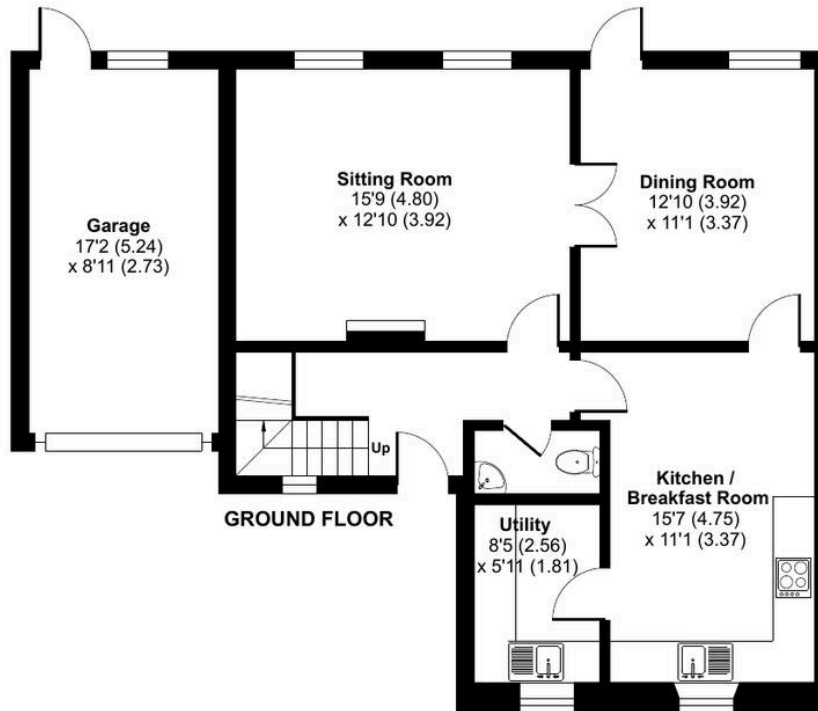
## Grove Orchard, Blagdon, Bristol, BS40

Approximate Area = 1534 sq ft / 142.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1688 sq ft / 156.8 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). © nchecon 2025. Produced for Robin King LLP. REF: 1306885

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