



The Heights, Score Lane, Blagdon
£700,000

The Heights, Score Lane

Blagdon, Bristol

A unique split-level home in an elevated setting with panoramic lake views, flexible living across four levels, a south-facing garden, and no onward chain. Stylish interiors, six bedrooms, and superb entertaining space throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Architecturally distinctive split-level home
- Approx. 2308 sq. ft. of flexible, well-designed living space
- Panoramic views over Blagdon Lake and surrounding countryside
- Six bedrooms, three bathrooms, and multiple reception areas
- Ideal for multi-generational living or working from home
- EV charging point and private driveway
- Beautifully landscaped, south-facing terraced garden
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Tucked away in a peaceful, elevated setting within a small and exclusive development of just four properties, this highly individual split-level home offers a rare opportunity to enjoy versatile accommodation, breath-taking views, and a stunning south facing garden all within the sought after village of Blagdon. Constructed in the late 1970s, this attractive and thoughtfully adapted home is approached via a private shared driveway, with off-street parking, an electric vehicle charging point, and an elevated position that maximises uninterrupted views across Blagdon Lake and beyond to Chew Valley Lake.

As you step through the front door, you're welcomed into a spacious hallway with attractive slate tiled flooring, which continues seamlessly into a generous family/games/utility room to the right. Originally the home's double garage, this space has been thoughtfully converted to create a versatile and light filled room, with full width bi-fold doors that open out to reveal stunning views across the lake. Currently used as a utility and recreation area, it features a sink, plumbing for a washing machine and tumble dryer, and space for additional appliances. With its generous proportions and flexibility, it could also serve as a home office, creative studio, or be adapted into a self contained annexe.

Also on this level are two well proportioned bedrooms. Bedroom 2 is a spacious double with lovely lake views, while Bedroom 5 comfortably fits a double bed, making it ideal for guests, older children, or as a study. A modern shower room also serves this floor, offering flexibility for multigenerational living or visiting guests.

From the entrance hall, a bespoke ash wood staircase leads up to a light and airy landing, offering a sense of arrival before stepping into the heart of the home: a stunning open-plan kitchen, dining, and living area that spans the full width of the property. This beautifully designed space is flooded with natural light, with two sets of bi-fold doors opening directly onto the rear terrace. Clearly defined zones create an ideal layout for relaxed everyday living and effortless entertaining.





The kitchen is fitted with a large Rangemaster cooker, space for a dishwasher and a freestanding American-style fridge freezer. High gloss wall and base units provide sleek, modern storage, while a central island with a solid wood worktop offers additional workspace, ideal for food preparation and entertaining. The kitchen area features attractive slate tiled flooring, which contrasts beautifully with the rich elm wood flooring that continues throughout the dining and living areas. There's ample space for a family sized dining table, and the lounge is a warm, inviting retreat. A cleverly designed bench radiator adds both seating and warmth, and a contemporary log-burning stove creates a striking and cosy focal point.

Stairs continue to the next level, where you'll find three further bedrooms and a family bathroom. Bedrooms 3 and 4 are equally sized doubles, with one enjoying lake views. The principal bedroom is particularly special with dual aspect to make the most of its elevated position, and complete with a contemporary en-suite shower room featuring a large walk-in shower, vanity unit, and WC.

Climbing further, twin Velux windows on the stairwell flood the upper levels with light, leading to a useful landing area with built-in storage. From here, you access Bedroom 6, a private and tranquil space with three Velux windows and far-reaching views stretching across Blagdon Lake and towards Chew Valley Lake in the distance. This room also benefits from three eaves cupboards, providing excellent storage.



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Outside Bi-fold doors from the main living space lead directly onto a generous rear patio, creating a true indoor-outdoor lifestyle. A greenhouse sits conveniently on this level, ideal for growing fresh produce just steps from the kitchen.

Stone steps lead up to a large lawned area, followed by a further elevated terrace with a summer house, pizza oven, and a charming orchard area with apple trees. The current owner makes cider here, a lovely touch of country living. The entire garden has been thoughtfully tiered to make the most of its setting and outlook.

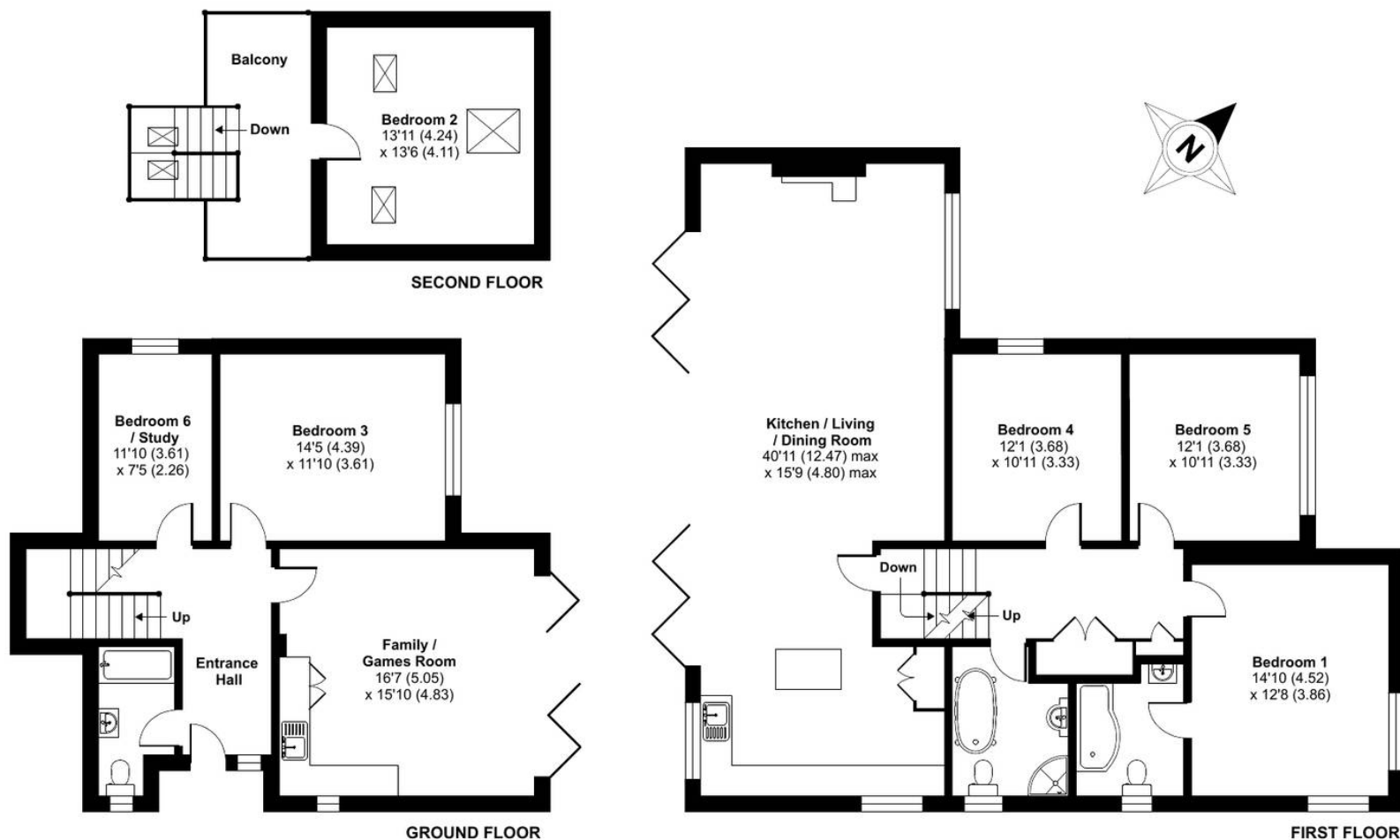
Location The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, 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.)



Score Lane, Blagdon, Bristol, BS40

Approximate Area = 2308 sq ft / 214.4 sq m

For identification only - Not to scale



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