

Treetops

Street End Lane, Blagdon, North Somerset



An architect designed home in
a stunning elevated position,
commanding a spectacular view over
Blagdon Lake and beyond to Chew
Valley Lake. Situated at the end of a no
through road.

Bristol 15 miles | Bristol Airport 6.5 miles | Blagdon Lake 4.5 miles | Wells 9.9 miles | Bath 20 miles
Cribbs Causeway Regional Shopping Centre 22.5 miles
(Distances and times approximate).


4


3


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Summary of accommodation

Main House

Lower Ground Floor: Principal bedroom with en suite dressing room and bath/wet room
3 further bedrooms | Family bathroom
Ground Floor: Entrance hall | Sitting room | Kitchen/dining room | Study | Utility room | Boot room

Garden and Grounds

Garden | Kitchen and soft fruit gardens | Small field | Mixed orchard | Timber garden stores
Undercroft/workshop | Parking | Single stone and tile car port

In all approximately 1 acre



Situation

(Distances and times are approximate)

Treetops is situated at the end of a no through lane overlooking the village with a spectacular view of the whole of Blagdon Lake, across countryside, and beyond to Chew Valley Lake.

The picturesque village of Blagdon is located on the northern edge of the Mendip Hills and is in an Area of Outstanding Natural Beauty.

 Blagdon has a convenience store, coffee shop, church, village hall, good primary school, a number of sports clubs and pubs.

 Secondary schooling is available at the respected schools of The Blue School in Wells and the Churchill Academy in Churchill. Private schools at Wells Cathedral, Sidcot Quaker School in Sidcot, Millfield in Street, and a choice of private schools in Bristol and Bath.

 Blagdon Lake is renowned for its trout fishing. There is sailing on Chew Valley Lake and walking and riding over the Mendip Hills.



The Property

Treetops is believed to date from the 1920's. The present co-owner, who is an award winning architect, has imaginatively transformed the property by redesigning and extending the accommodation to take advantage of its exceptional position and views. With the installation of floor to ceiling windows and roof windows, the far reaching views and sky are captured internally.

The striking open plan bespoke kitchen/dining room opens on to a large decked balcony with glazed balustrade, which spans the width of the property. The panoramic view is stunning. The comfortable sitting room continues from the dining kitchen through two open square archways, ensuring that the view is seen from all angles. On the lower ground floor, all the four bedrooms and dressing room take advantage of the view, and the bath/wet room and family bathroom are contemporary with a stylish finish.

The house is arranged as an upside down house, with the living accommodation on the ground floor and the bedrooms on the lower ground floor, with both floors having stunning views. There are engineered oak floors, moulded architraves and skirting boards, tongue and groove panelling to dado height, and a log burning stove in the sitting room and in the study. Designed for high energy performance, there are double glazed windows throughout, and the walls are insulated to a higher than average specification.

Outside

Treetops is approached over a gravel drive providing parking for three/four cars. An undercroft approached from the parking area provides a workshop and storage area. In addition, there is a re-roofed stone and tile single carport about fifty yards from the house on the approach lane.

The landscaped garden lies principally on the balcony side of the house and is laid to lawns, pathways, a pond, and beds and borders all planted with flowering and climbing shrubs and plants including roses. The balcony has a pergola adorned with Wisteria. There are many flowering and ornamental shrubs and trees, including Liquid Amber, Silver Birch and Witch Hazel. A mixed orchard has recently been planted and includes Pear, Apple, Plum, Medlar, and Crab Apple.

Beyond the garden is a sloping paddock, interspersed with trees, with a belt of woodland along the northern boundary. There is a kitchen garden with a small timber building. A soft fruit garden lies behind the house. In the main garden, is a timber garden shed and timber log store.



Property Information

Tenure: Freehold.

Services: All main services connected to the property.
Gas central heating.
Broadband provided by Truespeed (superfast broadband).

Local Authority: North Somerset Council

Council Tax: Band E

EPC: D

Guide Price: £1,250,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

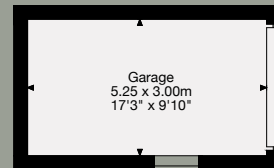
Approximate Gross Internal Floor Area

Main House: 194 sq m / 2,088 sq ft

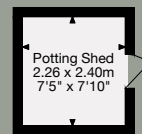
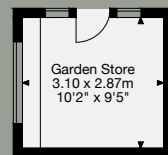
Storage and Outbuildings: 60 sq m / 645 sq ft

Total Area: 254 sq m / 2,733 sq ft

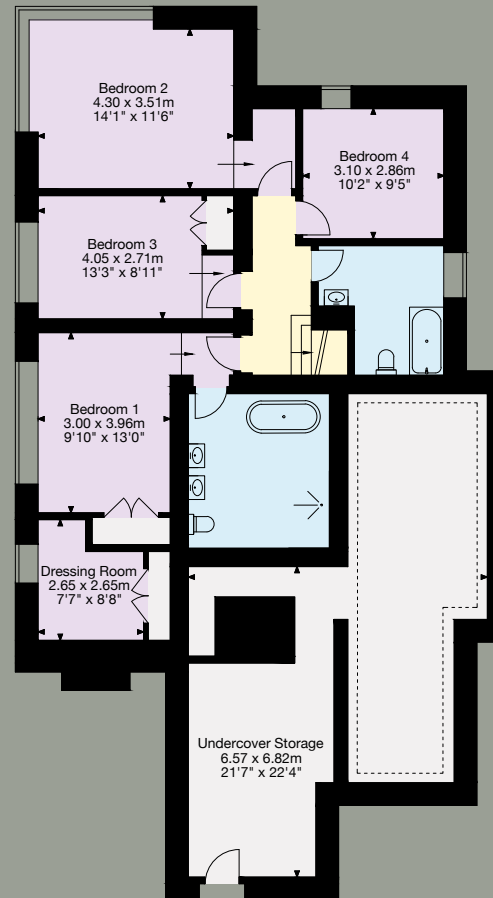
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



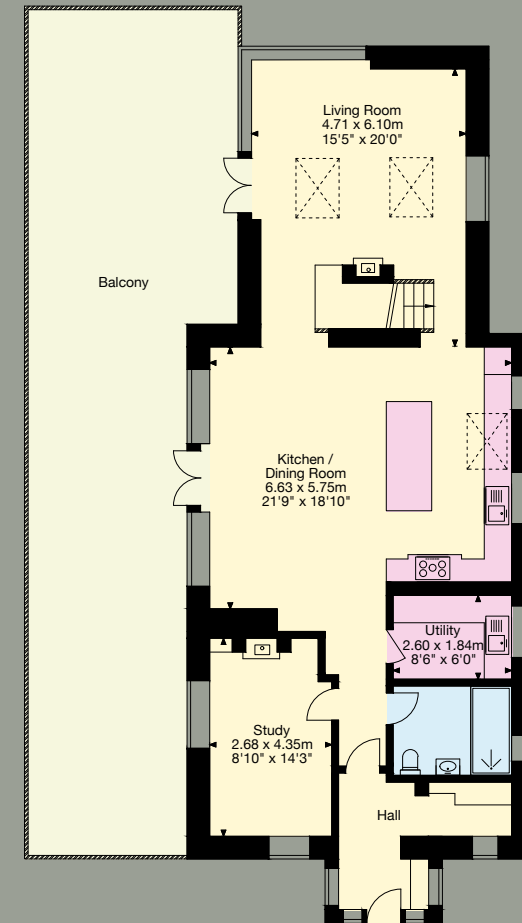
Garage



Outbuildings



Ground Floor



First Floor



Bristol

1 The Mall

Clifton

BS8 4DP

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2025. Photographs and videos dated March 2025.

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