



Meldene, Liberty Lane, Blagdon, Bristol

Meldene, Liberty Lane, Blagdon, Bristol, BS40 7TJ

- Immaculately Presented Detached Family Home
- Stunning Views of Blagdon Lake
- Amazing Kitchen with Central Island
- Two Further Reception Rooms plus Conservatory
- Main Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Double Garage and Parking
- Solar Panels
- NO FORWARD CHAIN

STUNNING LAKE VIEWS – NO FORWARD CHAIN

This exceptional home offers something truly special, combining abundant natural light with versatile and well-proportioned living space throughout. Tucked away in a quiet and sought-after corner of Blagdon, the property is surrounded by beautifully mature gardens, creating a tranquil setting.

At the heart of the home is a stunning bespoke kitchen, complete with a large central island and ample space for dining and relaxing – there is direct access to the garden making it ideal for both everyday living and entertaining.

The sitting room has dual aspect windows, flooding the space with natural light and providing wonderful far reaching views of the lake and surrounding countryside. It also has a Bath stone-style fireplace with a log burner.

A separate dining room flows seamlessly into the conservatory, providing additional space to relax and enjoy the very pretty garden outlook. This level is further enhanced by a practical utility room and a convenient downstairs loo.

Upstairs, the large principal bedroom is a highlight, boasting a private balcony, it also benefits from fitted wardrobes and an ensuite bathroom. Two further double bedrooms share a stylish family bathroom.

Outside, the mature gardens are beautifully landscaped with a variety of established planting and a raised terrace, ideal for alfresco dining and enjoying the peaceful surroundings.

The property also offers off-road parking and a double garage. Please give us a call to arrange your viewing!

The village of Blagdon is recognised as a National Landscape and is located on the slopes of the Mendip Hills overlooking the lake, which is famous for its trout fishing. The whole area is one of outstanding beauty and there are exquisite views across surrounding hills and open countryside. Riding, walking, fishing and sailing are just some of the many activities available within the immediate area. The village facilities include a Cricket Club, the requisite Public Houses, Parish Church, Blagdon Primary School and Churchill Academy and Sixth Form. The village is perfectly placed for commuting to both Bristol and Bath. There is a bus service that travels to both Bristol Temple Meads and Bath Spa train stations, with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







ROOM DIMENSIONS

Ground Floor

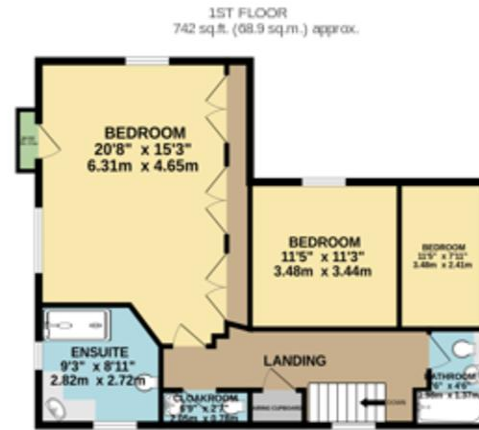
PORCH 8'7" x 4'4"
 ENTRANCE HALL 16'9" x 7'0"
 SITTING ROOM 12'10" x 17'8"
 DINING ROOM 13'7" x 8'9"
 CONSERVATORY 10'8" x 8'2"
 GARDEN ROOM 15'9" x 8'9"
 KITCHEN 21'1" x 10'10"
 UTILITY 8'8" x 10'2"
 W/C 3'7" x 6'6"

First Floor

BEDROOM 11'3" x 11'5"
 BEDROOM 7'11" x 11'5"
 BATHROOM 4'6" x 6'6"
 BEDROOM 15'3" x 20'8"
 ENSUITE 9'3" x 8'11"
 CLOAKROOM 6'9" x 2'7"

Outside

GARAGE 17'10" x 20'4"



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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