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The Old Parsonage
Blagdon, BS40

 Peter Creatorex



Elegant period home in Blagdon with
stunning gardens, orchard, and
lake views.

PRICE GUIDE
£1,650,000



Overview

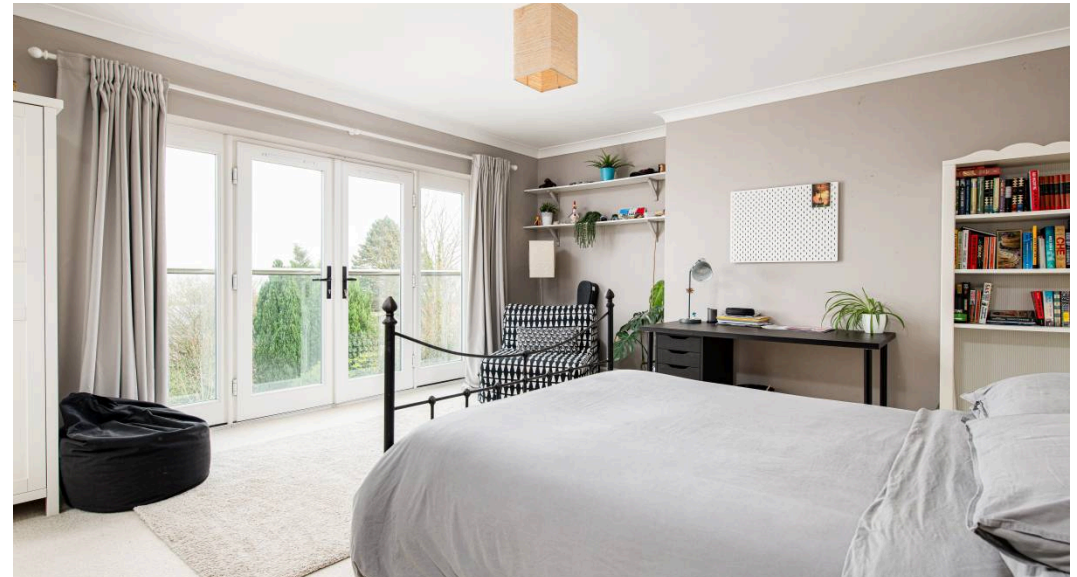
A stunning period home with breathtaking views, exceptional living spaces, and beautifully landscaped gardens.

An exceptional period home set within approximately 1.25 acres of beautifully landscaped gardens and an orchard, offering breathtaking views of Blagdon Lake. Accessed via two sets of electric gates, the property features a gravel driveway framed by mature trees, ensuring privacy.

Inside, the welcoming entrance hall leads to two charming reception rooms—a dual-aspect sitting room with a wood-burning stove and a cozy snug with built-in cupboards and an open fireplace. At the heart of the home is the impressive open-plan kitchen, dining, and family room, boasting bifold doors onto a decked terrace, maximizing the stunning rural views. The well-appointed kitchen includes high-end appliances and granite worktops.

The lower ground floor offers versatile cellar space, including a utility room, gym, boot room, and additional shower room. Upstairs, there are four spacious double bedrooms, including a suite with balcony access, plus a luxurious family bathroom. The top floor is dedicated to a spectacular principal suite with a vaulted ceiling, private balcony, wet room, and dressing room.

Outside, the gardens feature lawned areas, a play area, and a chicken enclosure, while a covered barn connects to the annexe. This remarkable home perfectly blends period elegance with modern comfort.







Outside

Beautiful landscaped gardens, spacious lawns, orchard, play area, flagstone terrace, and charming stone wall.

An open barn with a gravel floor connects the kitchen to the annex, providing a covered outdoor space, while large double wooden gates lead onto the driveway.

The beautifully landscaped gardens extend to approximately half an acre and offer a wonderful blend of open lawns, charming features, and practical spaces for family life. Immediately to the rear of the house, a flagstone terrace provides an ideal setting for outdoor dining while taking in views of the surrounding gardens. Beyond, two spacious lawned areas are separated by a low stone wall, which leads through an archway to a dedicated play area, complete with a climbing frame, chicken enclosure, and vegetable beds—perfect for those looking to enjoy a self-sufficient lifestyle.

The entire garden is enclosed by an impressive stone wall, adding to the sense of privacy, while a variety of mature trees and shrubs enhance its natural beauty. To the west, an additional three-quarter acre orchard, purchased by the current owners, offers further space to enjoy, whether for recreation, planting, or simply relaxing in the peaceful surroundings.

This exceptional outdoor space perfectly complements the character and charm of the property, making it an ideal retreat for families and nature lovers alike.

Location

Blagdon offers a vibrant community, excellent local amenities, outdoor pursuits, and strong transport links to Bristol and Bath.

Blagdon is a charming village on the edge of the Mendip Hills (AONB), offering a strong community with local clubs and excellent amenities, including a popular pub, coffee shop, and family-run Thai restaurant. Outdoor enthusiasts can enjoy walks around Blagdon Lake and access to Mendip trails for hiking and cycling. The village has a well-regarded primary school, with top secondary schools nearby, including Churchill Academy, Sidcot School, and Wells Cathedral School. Blagdon is well-connected, with school bus services and transport links to Bristol (15 miles), Bath (20 miles), and Bristol Airport (6 miles). Nearby Yatton and Nailsea & Backwell railway stations provide regular services to London, Bristol, and Cardiff.

KEY FACTS

- Council: North Somerset
- Council Tax: Band G
- EPC Rating: D
- Mains water, electric and gas
- Gas boiler to main house and separate boiler to the annexe
- Timber framed double glazing to main house
- Newly installed (2024) sewage treatment plant
- Broadband - EE
- Note that property is not Listed



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





For more information please
get in touch with our team

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