

Grib Lane, Blagdon

£625,000

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Bedrooms: 3

Bathrooms: 2

Receptions: 3

The cottage is arranged over two floors and offers characterful, well-balanced accommodation. The sitting/dining room is a particularly appealing space, generous in proportion and filled with natural light. Large windows frame the far-reaching views across the lake and surrounding countryside. An exposed brick fireplace adds warmth and texture, providing a natural focal point and reinforcing the cottage's character.

The kitchen sits at the heart of the house and connects easily to a garden room, a peaceful and versatile space that lends itself well to sitting, reading or simply enjoying the outlook through the seasons. Also on the ground floor is a bedroom, a shower room, and internal access to the large double garage, offering excellent storage and practical flexibility.

Upstairs, there are two further bedrooms, both well-proportioned, along with a family bathroom. Both bedrooms benefit from elevated views, enhancing the sense of light and space that runs throughout the property.

Outside, the position of the cottage allows the setting to be fully appreciated, with the landscape unfolding beyond the house and creating a strong feeling of privacy while remaining within easy reach of the village.

What we love about this property... This cottage's setting is exceptional, tucked on the edge of the village and surrounded by open countryside, offering a sense of peace and privacy. The views are arguably the best in Blagdon, stretching across the lake and beyond, and the property's charm and character are evident throughout, giving it a warm, welcoming feel that is hard to find elsewhere!



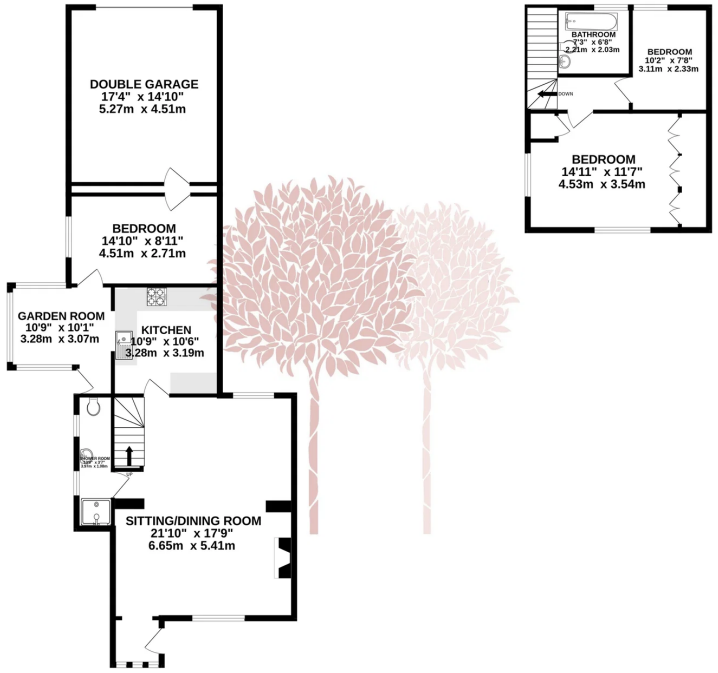






GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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Situation: Blagdon is a picturesque village in North Somerset, set on the slopes of the Mendip Hills overlooking Blagdon Lake, renowned for trout fishing. The surrounding countryside is an Area of Outstanding Natural Beauty, offering far-reaching views and excellent opportunities for walking, riding, fishing, sailing and dry-skiing. Village amenities include a convenience store, post office, three pubs, parish church, Blagdon Primary School and Pre-School. Secondary education is available at Churchill Academy and Sixth Form (Outstanding by Ofsted), with independent schools in Bristol, Wells, Sidcot, Bath and Wraxall. The village is well connected, with motorway access at Clevedon and St Georges, Bristol Airport nearby, and rail services from Weston-super-Mare, Yatton and Bristol.

Directions: From Blagdon High Street, follow the road up to Bath Road. Turn onto Bath Road and continue down until you reach Church Street on the left. Turn left onto Church Street and follow it down until you see Grib Lane on the right. Turn right onto Grib Lane and follow it all the way to the end of the road, where you will find Grib Cottages.
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Material Information: This property operates on gas central heating. Council Tax Band: A/W
EPC Rating: E