



15 Fallowfield, Blagdon, Bristol, BS40 7TN

- Detached Property in a village location
- Panoramic views of Blagdon Lake and the surrounding countryside
- A Flexible Layout to Suit your Lifestyle
- Modern kitchen with potential to extend
- Sitting room with dual aspect
- Three double bedrooms, with lovely views
- family bathroom
- garage and parking
- Quiet cul-de-sac location close to amenities
- NO ONWARD CHAIN



Superbly located home with space and flexibility to suit a variety of buyers. It has exceptional views and is a blank canvas in a highly sought-after cul-de-sac.

Entering into the porch and bright hallway all rooms flow well from here. Step into the dual-aspect sitting room which has a picture window encompassing panoramic views of Blagdon Lake and the surrounding countryside. Bi-folding doors lead to the sunny side terrace and rear garden. Also leading from the hallway is a versatile dining/family/study area – again with that fantastic view! There is a well fitted modern kitchen to the back of the house and adjacent to this is a large boot/utility room, offering excellent scope to enlarge the kitchen if desired. There is also a useful downstairs loo and plenty of storage. Upstairs are three double bedrooms – those views! There is separate shower room, and a wet-room style family bathroom.

Outside, there is a detached garage, driveway parking for several cars, and private rear gardens with a sunny terrace, mature borders, and level lawns – great for entertaining with family and friends.

15 Fallowfield is a well maintained and cared for property with a flexible layout to suit your lifestyle in a prime village setting.

Viewing is highly recommended - please do give us a call!

The village of **Blagdon** is recognised as an Area of Outstanding Beauty 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 Churchill Academy and Sixth Form which has recently been awarded & 'Outstanding' by Ofsted, also benefiting from a modern sports complex. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance, and Bristol International Airport has flights to Europe and connections to the rest of the World.





ROOM DIMENSIONS

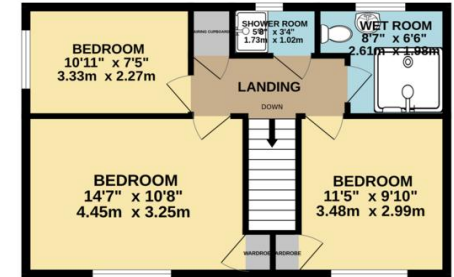
Ground Floor
 PORCH 6'0" x 2'4"
 ENTRANCE HALL 8'2" x 14'11"
 LIVING ROOM 9'11" x 18'3"
 W/C 5'8" x 3'4"
 RECEPTION ROOM 7'4" x 9'4"
 DINING ROOM 9'8" x 8'7"
 KITCHEN 8'1" x 10'10"
 UTILITY ROOM 8'1" x 12'0"

First Floor
 BEDROOM 14'7" x 10'8"
 BEDROOM 10'11" x 7'5"
 SHOWER ROOM 5'8" x 3'4"
 WET ROOM 8'7" x 6'6"
 BEDROOM 9'10" x 11'5"

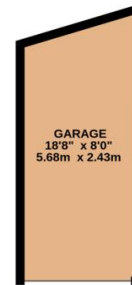
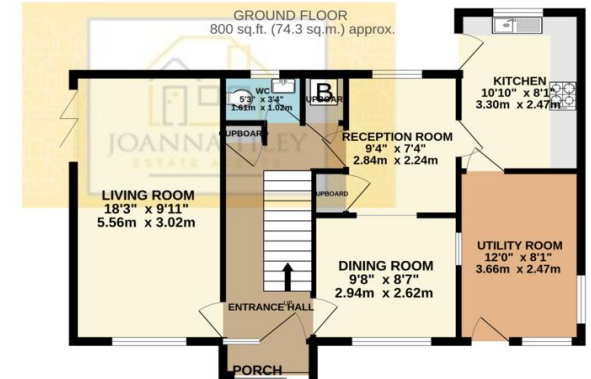
GARAGE 18'8" x 8'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
 509 sq.ft. (47.3 sq.m.) approx.



GROUND FLOOR
 800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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.
 Made with Metropix ©2025



Joanna Tile Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com