



Coombe Dingle, Street End Lane, Blagdon, Bristol, BS40 7TW

- Beautiful Home in Stunning Location
- Thoughtfully Designed Throughout
- Open Plan Living Space with Bi-folding Doors and Double Fronted Wood Burner
- Stylish Kitchen with Wrap Around Granite Workspace
- Views of Blagdon Lake
- Principal Bedroom with Covered Balcony
- Rural Location on Quiet Lane
- Landscaped Gardens
- Garage and Off-Road Parking
- Walks on Your Doorstep

And Now for Something Completely Different!

This beautifully designed, open-plan family home comprises a stylish fitted kitchen with central island, perfect for crafting culinary delights, and a fabulous living room with a wood-burner creating a cosy vibe. There is underfloor heating throughout the downstairs.

Lose hours taking in the beautiful views across the lake through the bi-fold doors, all from the comfort of your sofa.

Upstairs, the star of the show is the fabulous covered balcony, with far-reaching views across Blagdon and the lake. Three bedrooms provide plenty of space for family and friends to stay, while the indulgent bathroom boasts a free-standing bath and luxury rainwater shower.

Pretty landscaped gardens, a garage and off-road parking complete this amazing home.

Call now to arrange a 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

SITTING ROOM 17'0" x 12'5"

KITCHEN/DINING ROOM 21'2" x 12'0"

LOBBY 3'1" x 3'6"

UTILITY SPACE 6'0" x 3'6"

LOO 4'8" x 4'3"

First Floor

BEDROOM 12'1" x 12'5"

BALCONY 4'6" x 12'5"

WALK IN WARDROBE 4'4" x 4'7"

BEDROOM 8'10" x 9'0"

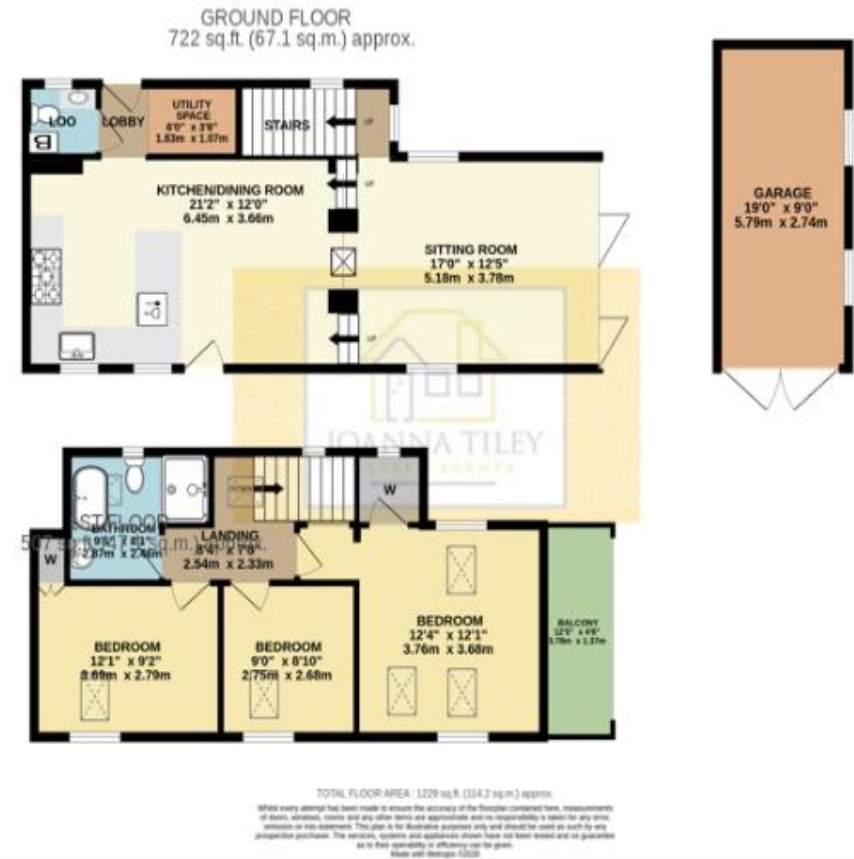
BEDROOM 12'1" x 9'2"

BATHROOM 9'5" x 8'1"

LANDING 7'8" x 8'4"

Outside

GARAGE 9'0" x 19'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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