



Oakwell, High Street

Blagdon, Bristol

A beautifully renovated four-bedroom period cottage in the heart of Blagdon, combining period charm with contemporary living, garden, parking and views towards Blagdon Lake. Offered with no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All Mains Services

- Approx 1,350 sq ft of beautifully presented accommodation
- Renovated detached period cottage in the heart of Blagdon with lake views
- Four bedrooms and two generous reception rooms
- Exceptional kitchen/dining room combining period charm with contemporary styling
- Original flagstone floors, exposed stonework and three wood-burning stoves
- Cottage garden with entertaining terrace
- Driveway with ample off-road parking
- Walking distance to the village amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







Oakwell, High Street

Blagdon, Bristol

Beautifully positioned in the heart of the ever-popular village of Blagdon, Oakwell is a wonderful period cottage that has been sympathetically renovated to create a home that is as practical for modern family life as it is full of charm.

Behind its attractive stone façade, the property immediately reveals the care and attention that has gone into its restoration. Original features have been preserved wherever possible, sitting comfortably alongside contemporary finishes to create a home that feels both timeless and welcoming.

The ground floor offers two generous reception rooms, each enjoying engineered oak flooring and a wood-burning stove, providing flexible spaces that can be arranged to suit individual lifestyles. Whether used as separate sitting and family rooms, a formal dining room, children's playroom or home office, the accommodation adapts effortlessly to changing needs.

Undoubtedly the heart of the home is the impressive kitchen and dining room. This exceptional space perfectly combines the rustic character expected of a cottage of this age with modern design. Original flagstone flooring, exposed stone walls and an impressive fireplace create a wonderful sense of atmosphere, while contemporary cabinetry, integrated appliances, generous timber worktops and a substantial central island make it an ideal space for everyday family life and entertaining alike.

Upstairs which has solid wood floors, there are four well-proportioned bedrooms. The principal bedroom is particularly spacious and includes a useful recessed alcove that lends itself perfectly to a dressing area or reading corner. Two further double bedrooms enjoy lovely views across the surrounding countryside towards Blagdon Lake, while the fourth bedroom provides excellent flexibility as a nursery, guest bedroom or home office. The stylish family bathroom has been tastefully updated with both a bath and separate walk-in shower, complemented by clean contemporary finishes.





Outside

Oakwell occupies an enviable position in the centre of the village with a surprisingly generous plot extending behind the house.

To the front, a traditional stone wall encloses a small cottage garden and creates an attractive approach to the entrance. A driveway runs alongside the property, leading to extensive off-road parking and gated access to the rear.

The rear garden has been designed in keeping with the cottage, with sweeping areas of lawn interspersed with wildflowers to create a relaxed, natural feel. A substantial paved terrace adjoins the house, providing the perfect setting for outdoor dining, summer entertaining or simply enjoying the peaceful surroundings.

From both the garden and several of the bedrooms there are delightful views across Blagdon towards the lake and the rolling Mendip countryside beyond – a wonderful reminder of why this village remains one of North Somerset's most sought-after locations.

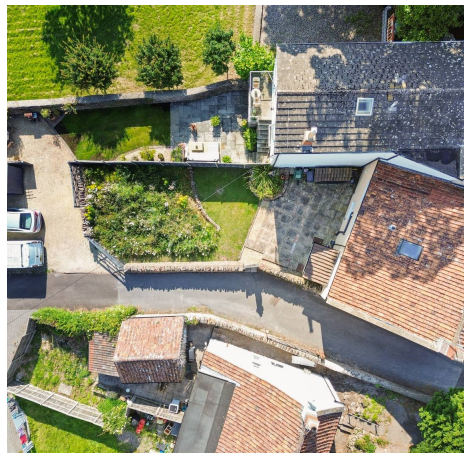


Oakwell High Street

Blagdon, Bristol

The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry skiing are just some of the activities available around. The village facilities include a convenience store, vibrant cafe, Yeo Valley Organic Gardens, post office, 3 public houses, parish church, Blagdon Primary School and Blagdon Pre-School. Secondary education is available at nearby Churchill Academy and Sixth Form together with its modern sports complex and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall.

The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport (6 miles) and mainline railway services at Yatton.



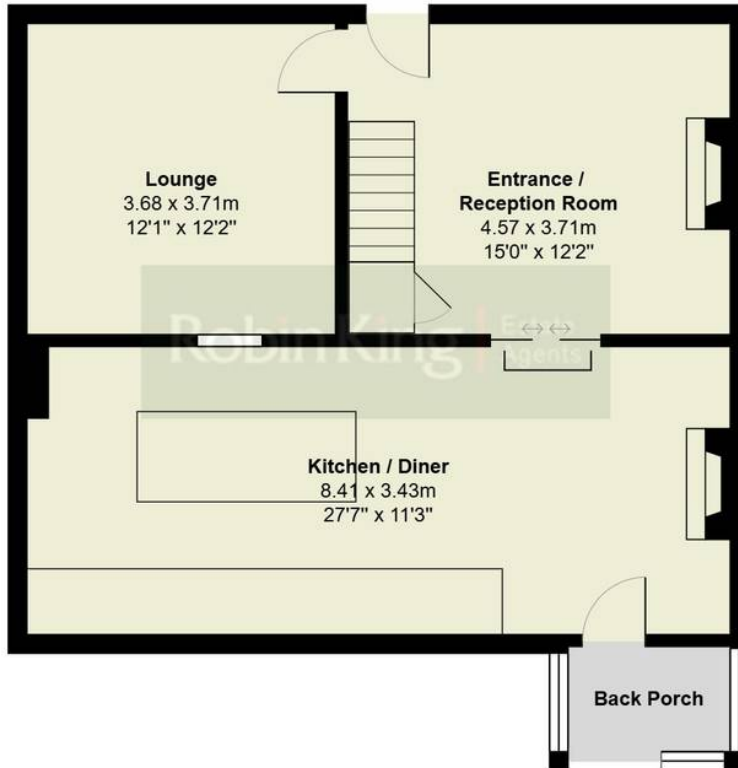
Oakwell, High Street, Blagdon, BS40 7RA

Approximate Gross Internal Area (excluding back porch) 122.7 sq m / 1321 sq ft

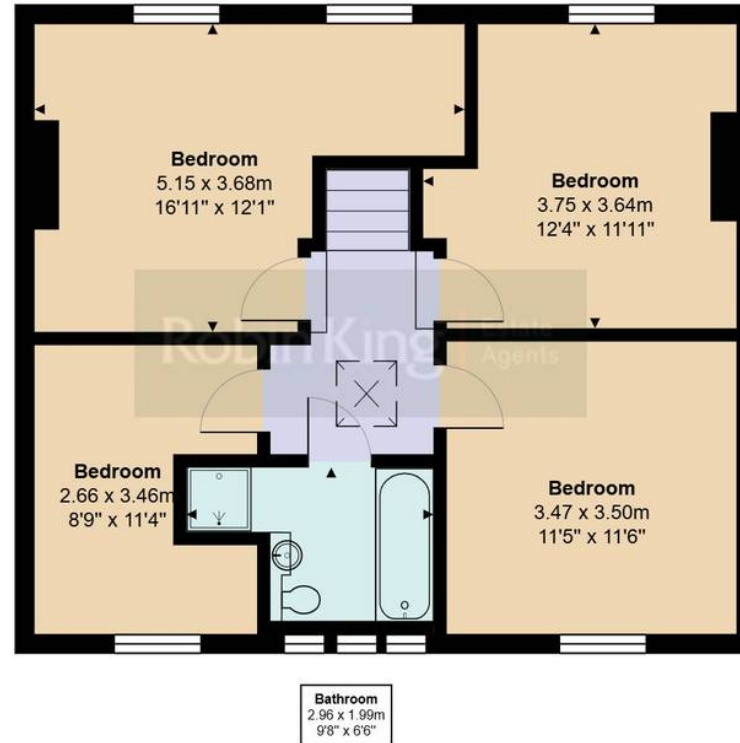
Total Area 125.4 sq m / 1350 sq ft



Ground Floor



First Floor



Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.