



Orchard Cottage, Street End Lane, Blagdon, Bristol, BS40 7TW

- Best Views of Blagdon Lake and Beyond
- Two Reception Rooms
- Conservatory with Amazing Views
- Country style Kitchen
- Main Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Stunning Grounds
- Double Garage & Parking
- Close to all Village Amenities



A View to Die For! Possibly the Loveliest Location in Blagdon!

This lovely home is set within large gardens and offers so much, all in a truly special rural location! It is approached via a quiet country lane and has its own private driveway creating a feeling of peace and privacy. Stepping inside, you will find fabulous living spaces – check out the sitting room with its floor-to-ceiling windows and adjacent conservatory, both taking full advantage of those panoramic views! There is a cosy dining room with wood burner and a kitchen/breakfast room with a wealth of wrap-around cabinetry.

Upstairs you will find four bedrooms, one with its own ensuite and a wall of fitted wardrobes, together with a family bathroom. From every room, there are lovely views across the garden, surrounding countryside, and Blagdon Lake beyond – a truly unique feature of this home.

Outside, you will find gardens of almost an acre, with lots of space for alfresco dining, lawns, borders, mature trees and fruit trees too! There are two large garages and lots of parking as well.

With its exceptional views (have we mentioned that already?!) generous gardens and wonderfully private rural setting, this is a very unique and special property.

Give us a call to arrange your viewing of this one-of-a-kind home.

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. The village is perfectly placed for commuting to both Bristol and Bath and both Bristol Temple Meads and Bath Spa train stations are within easy reach, 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

ENTRANCE HALL 14'3" x 11'2"

SITTING ROOM 24'2" x 13'2"

CONSERVATORY 20'4" x 8'4"

DINING ROOM 24'7" x 10'7"

KITCHEN/BREAKFAST ROOM 13'4" x 12'3"

First Floor

LANDING 39'1" x 3'9"

BEDROOM 18'4" x 13'2"

ENSUITE 7'8" x 8'6"

BATHROOM 5'9" x 6'9"

BEDROOM 10'9" x 7'5"

BEDROOM 8'6" x 8'6"

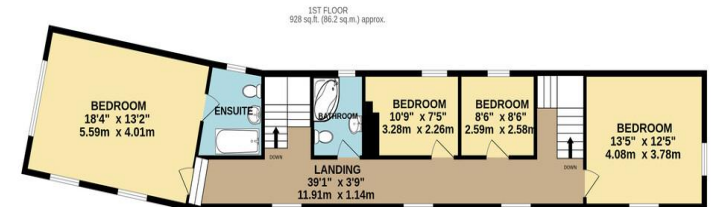
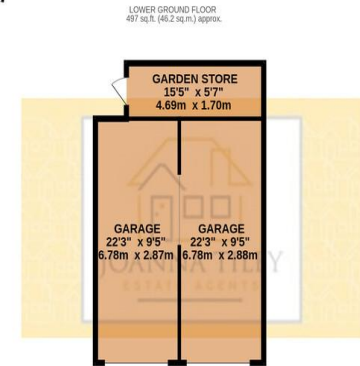
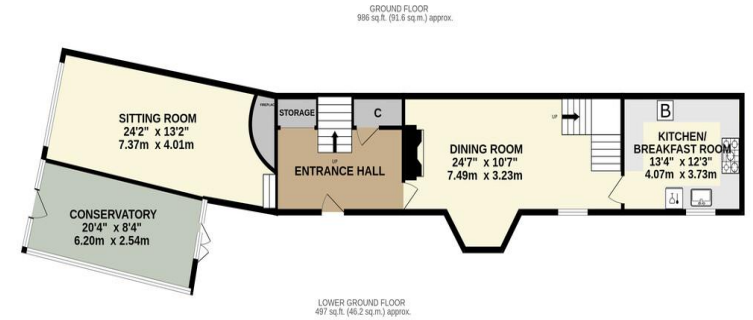
BEDROOM 13'5" x 12'5"

Lower Ground Floor

GARAGE 9'5" x 22'3"

GARAGE 9'5" x 22'3"

GARDEN STORE 15'5" x 5'7"



TOTAL FLOOR AREA: 2410 sq.ft. (223.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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