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Yewtrees
Blagdon BS40

 Peter Gcreateorex



A charming four-bedroom bungalow
in the heart of Blagdon Village.

offers in excess of
£675,000



Overview

Tucked away off the High Street in the highly sought-after village of Blagdon, this beautifully presented four-bedroom detached bungalow offers spacious and bright accommodation within easy reach of the village amenities including a grocery shop, church hall, and popular local pubs.

The property is set within a generous wrap-around garden featuring sunny terraced seating areas, mature hedges and shrubs, stone walling to the front, and a delightful courtyard space. A paved driveway provides off-road parking for three cars and leads to a large double garage with electric doors.

The main rooms are off a welcoming and spacious hallway which includes a hanging cupboard, a picture window, and a glazed door opening onto a courtyard seating area — perfect for morning coffee or evening relaxation.

The modern kitchen is open plan to the dining room as is complete with integrated appliances such as eye level electric oven, ceramic hob with extractor and dishwasher and space for tall fridge/freezer, with views over the rear garden. A separate utility room is plumbed for a washing machine and provides additional storage and practicality. Doors leads from the utility into the garage and garden.







Flexible accommodation

The four bedrooms offer flexible accommodation: one of which is currently used as a study/hobby room. A contemporary styled shower room with generous sized walk-in shower, basin, WC with hidden cistern and heated towel radiator completes the accommodation.

This well-maintained home is ideal for those seeking village life with practical modern comforts.

Early viewing is highly recommended.

Location

The popular village of Blagdon is set on the edge of the Mendip Hills (an AONB)

There are lovely walks around Blagdon Lake and walks and cycle trails on the nearby Mendips which can be accessed directly from the house. There is an active village hall, Church and good schooling nearby.

The location is well-placed for commuting as Bristol city centre is approximately 15 miles away and Bath is around 20 miles. Bristol International Airport is only 6 miles away. The nearest railway stations are Yatton and Nailsea & Backwell which both have regular trains to London, Bristol and Cardiff.

KEY FACTS

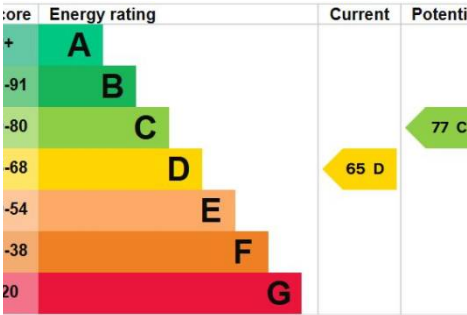
- Freehold
- Mains electricity and drainage
- Full double glazing throughout
- Council: North Somerset, Band D
- Heating – solar panels (installed 2024))
- Worcester oil-fired boiler (under guarantee until 2031)
- Hive heating and hot water
- EPC Rating D
- Sky broadband



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Gcreateorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





For more information please
get in touch with our team

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