





Hilltop, Ellick Road

Blagdon, Bristol

A beautifully extended four-bedroom cottage set on a peaceful lane above Blagdon Lake, offering breath taking countryside views, a striking open-plan kitchen/living space, generous gardens, garage and ample parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Mains Water & Electric, Oil Heating, Private Drainage

- An exceptional four-bedroom cottage
- Far-reaching, uninterrupted countryside views over Blagdon Lake
- Striking open-plan kitchen/dining space at the heart of the home
- Elegant living and dining room
- Principal bedroom suite with en-suite bathroom
- Three further well-proportioned bedrooms and a contemporary shower room
- Beautifully maintained gardens to both front and rear
- Garage and generous driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







Occupying an enviable position on a quiet lane above Blagdon Lake, Hill Top is a superb example of a period home sensitively extended and renovated to an exceptional standard, offering the perfect balance of character and contemporary living.

A welcoming entrance sets the tone, leading through to an elegant living/ dining room where original charm has been carefully preserved and enhanced. Beyond here, to the rear, the property opens into a beautifully designed open-plan kitchen and living space that forms the natural heart of the home, flooded with light and designed for entertaining as much as everyday family life. A practical cloakroom with WC completes this level.

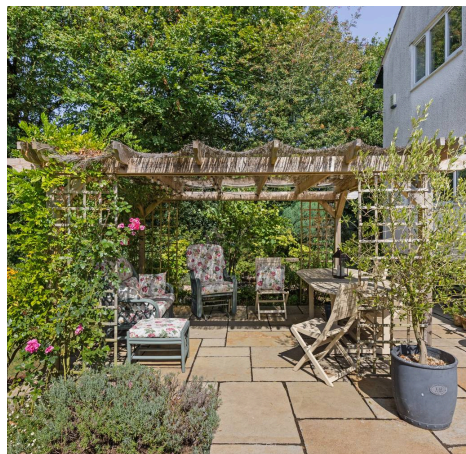


Upstairs, a bright and spacious landing gives way to four individually appointed bedrooms. Three share the use of a stylish, contemporary shower room, while the principal bedroom stands apart, enjoying the benefit of its own private en-suite bathroom



Outside, the cottage is set within beautifully tended gardens to both front and rear, offering a wonderful sense of space and privacy, with the surrounding countryside providing a constantly changing backdrop throughout the seasons. A garage and generous driveway provide excellent, practical parking to complete the picture.

Location – 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, 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 in the surrounding areas. 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.



Hill Top Cottage, Ellick Road, Blagdon, BS40 7TU

Approximate Gross Internal Area (excluding garage) 161.8 sq m / 1742 sq ft

Total Area 176.5 sq m / 1900 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.