

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Forge Cottage, Street End, Blagdon, Bristol
£475,000

3 bedroom cottage for sale | Freehold

The Property-

Situated in the heart of the highly desirable village of Blagdon, Forge Cottage is a charming and characterful home offering spacious accommodation, period features and a wonderful sense of warmth throughout.

The property is entered via a welcoming entrance hall leading through to a large and inviting lounge, beautifully enhanced by double aspect windows which flood the room with natural light. A charming fireplace with log burner creates a cosy focal point, making this an ideal space to relax and unwind.

A separate dining room provides an excellent entertaining space and leads through to the kitchen, offering practical day -to-day living while maintaining the cottage's traditional layout and character.

Upstairs, the property offers three generous double bedrooms, all well-proportioned and filled with natural light. These are served by a stylish and modern fitted bathroom, thoughtfully finished to complement the character of the home while providing contemporary convenience.

Outside-

Forge Cottage enjoys a delightful rural setting surrounded by the attractive North Somerset countryside. The property benefits from outside space ideal for enjoying the peaceful surroundings, with potential for parking to the rear or side of the property, subject to any necessary consents. Further benefits with additional storage and an outside toilet.

Additional Note-

The additional land being included with the property for sale is to provide an improved boundary. Land outside of the residential curtilage would be considered "agricultural", so a buyer may be required to apply for planning consent to include it in any future residential use. The buyer would also be required to fence the boundaries between points A and B on the plan.

Location-

Blagdon is a highly sought-after North Somerset village nestled within the beautiful Mendip countryside. The village is well regarded for its welcoming community atmosphere and offers a range of local amenities, including a village store, café, public houses and primary school. The nearby Blagdon Lake and surrounding countryside provide excellent walking and outdoor pursuits, while the property remains conveniently positioned for access to Bristol, Bath and surrounding commuter links.

Council Tax Band: D
Tenure: Freehold

Entrance hall

Lounge
21'1 x 11'6 (6.4m x 3.5m)

Dining
9'10 x 9'2 (3.0m x 2.8m)

Kitchen
9'2 x 8'4 (2.8m x 2.5m)

1ST FLOOR

Landing

Bedroom 1
12'5 x 10'2 (3.8m x 3.1m)

Bedroom 2
12'7 x 9'2 (3.8m x 2.8m)

Bedroom 3
9'2 x 9'1 (2.8m x 2.8m)

Bathroom
7'4 x 6'11 (2.2m x 2.1m)







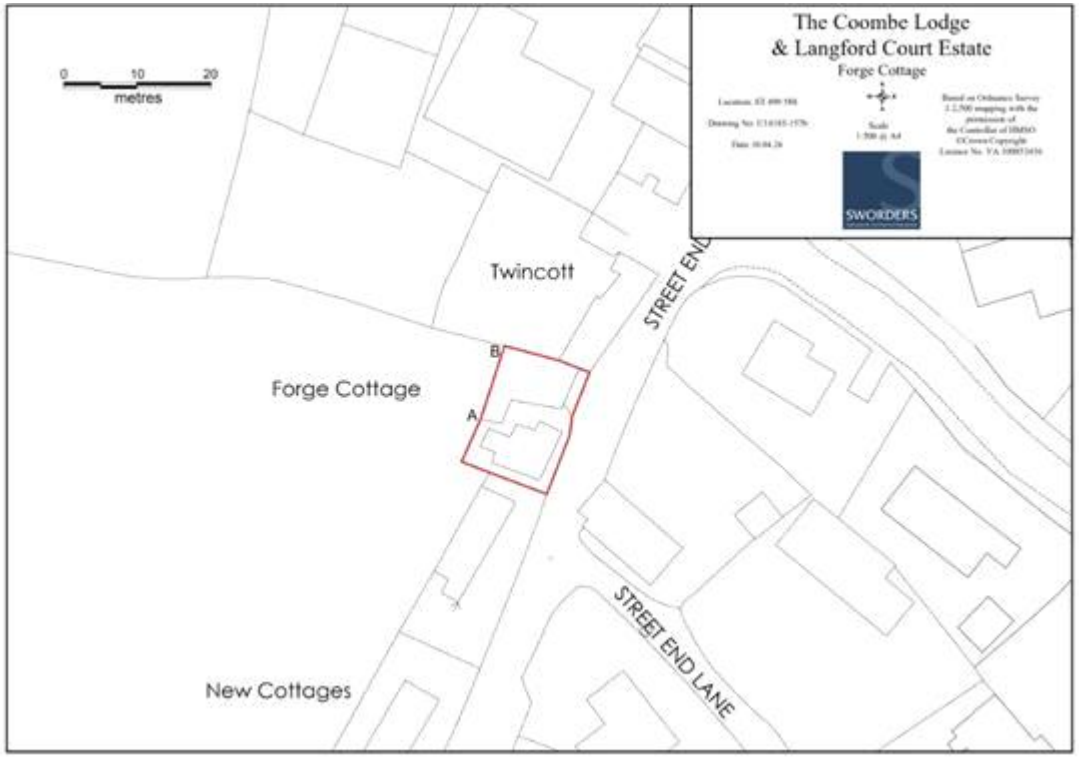




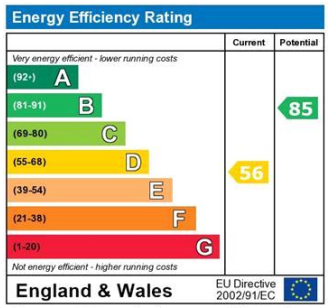


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.









The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
Hopewell
Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND
Tel: 01179 118663 Email: shortlets@hopewell.co.uk Website: hopewell.co.uk