



Glen Shean High Street

Blagdon, Bristol

A beautifully presented four-bedroom detached house set back on Blagdon's High Street, enjoying views over the surrounding countryside, with a private south-west facing garden bordered by fields and an attached garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1468sq.ft accommodation including garaging
- Four double bedrooms
- Bright living room with feature fireplace
- Open-plan kitchen/dining room and separate utility room with WC
- Beautifully presented family bathroom with freestanding bath and separate shower
- Generous, private, south-west facing rear garden backing onto open fields
- Greenhouse and established fruit trees
- Attached garage with driveway parking
- Scope to extend, subject to necessary consents
- Elevated position on Blagdon High Street
- Easy access to Bristol Airport, M5 and mainline railway services (London from 125 mins)







Glen Shean, High Street

Blagdon, Bristol

Glen Shean is a handsome detached family home occupying an elevated position on Blagdon's High Street, combining period character with a thoughtful, contemporary finish throughout.

The ground floor opens into a welcoming entrance hall, leading through to a bright dual-aspect living room with an open fireplace.

At the heart of the home is an impressive kitchen/dining room, generous enough to seat a large family or entertain guests, with a feature fireplace with log storage beneath, and a single French door opening onto the rear garden and terrace - a lovely spot for outdoor dining in the warmer months. A separate utility room with WC completes the ground floor accommodation.

Upstairs, four well-proportioned bedrooms are served by a striking family bathroom, fitted with a freestanding bath positioned to take in the view, alongside a separate corner shower enclosure finished in natural stone-effect tiling. From the upper floors, the property enjoys lovely views over Blagdon Lake and the rolling countryside beyond.



Outside, the rear garden is a particular highlight, a generous, private, south-west facing plot with a productive greenhouse, cold frame, established fruit trees, and open farmland beyond the boundary. To the front, mature planting, stone steps and established shrubs create an attractive approach to the property, with an attached garage and driveway parking.

There is scope to extend further, subject to obtaining the necessary planning consents, whether over the garage or to the rear of the property, for those wanting to add further living space.

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. 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 at Bristol, Wells, Sidcot, Bath and Wraxall.

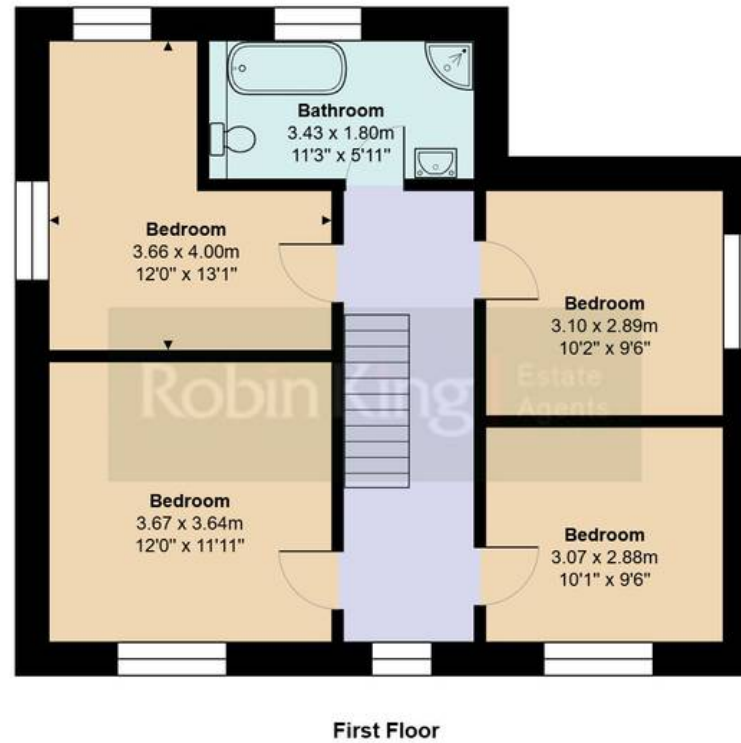
The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport (6 miles) and mainline railway services at Yatton.



Glen Shean, High Street, Blagdon, BS40 7TQ

Approximate Gross Internal Area (excluding garage) 123.6 sq m / 1330 sq ft

Total Area 136.3 sq m / 1468 sq ft



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.