



Beechcroft

Mead Lane, Blagdon, BS40 7UA

debbie fortune



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Guide Price: £435,000

- Beautifully positioned traditional end terrace cottage
- Glorious central village setting with views over Blagdon Mead and Mendip Hills
- Master bedroom with ensuite and two further bedrooms with first floor bathroom

DESCRIPTION

An idyllic end of terrace cottage occupying an enviable central village position, overlooking the local Mead and with views towards the 15th century church of St. Andrews. This deceptively spacious chocolate box cottage forms part of an attractive painted terrace. Set behind a beautiful traditional stone wall with a gated pathway leading to the pretty front courtyard garden, you cannot help but be enchanted by the gorgeous flower filled walkway leading to the cottages. Whilst Beechcroft has a pretty but small front garden with outstanding views, it also benefits from a tranquil hidden garden, tucked away just a few short steps from the property with a summer house, and a beautifully landscaped oasis, to potter to your hearts content. The property also has the added benefit of off road parking for one car on Mead Lane.

Entering the property via the traditional wooden porch and door you arrive at the kitchen/breakfast room with an open wooden staircase rising to the first floor. The kitchen is fitted with smart modern style units, complimented by a wooded worktop and provision for white goods. The front facing window enjoys the superb open aspect over the Mead and there is a useful recess under the stairs for storage, another for the fridge freezer and space for a breakfast table.

To the right of the kitchen lies the impressive sitting room which is accessed via a traditional pitch pine door and down a single step. This glorious triple aspect room is a spacious light filled space for all the family to congregate, boasting oak flooring, wooden beams and an attractive feature fireplace, complete with an Aga multi fuel stove and farmhouse style mantle. Measuring some 21' in length there is plenty of room for a large family dining table as well as a soft seating area. Interestingly there is also a second side door that leads out to Mead Lane that once acted as a separate entrance from when the property was once the home of a local shop in past times.

On the first floor off a long meandering passageway are the three bedrooms and the family bathroom. The larger of the bedrooms exist at either end of the hallway with the master bedroom enjoying an ensuite bathroom, whilst bedrooms two and three benefit from their own unique character and lovely views. Completing the first-floor accommodation is the light filled family bathroom, fitted with a smart white suite with shower over the bath, and a throne with a view!

- Impressive triple aspect 21' living room
- Lots of original period character
- Lovely front courtyard garden and separate well-tended secret garden
- Close to village amenities and well-regarded primary school

DIRECTIONS

Travelling on the A368 from Churchill traffic lights through Blagdon, the road will bear sharply left passing the Seymour Arms on your right-hand side. A little way down on your left-hand side is the entrance to The Mead park-land where there is easy off-road parking. Walk through the gate and follow the path down to the row of cottages on the left-hand side. (There is a further path which leads through to the Blagdon Stores shop).

SITUATION

The village of Blagdon in North Somerset is located on the slopes 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 and post office, 3 public houses, parish church, Blagdon Primary School (www.blagdon.n-somerset.sch.uk) and Blagdon Pre-School. Further information about the village can be obtained from the website (www.blagdon.org). Secondary education is available at nearby Churchill Academy and Sixth Form (www.churchill.n-somerset.sch.uk) which has recently been awarded & 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Access to the motorway network is at Clevedon (junction 20) and St. Georges (junction 21) with an international airport at Lulsgate and mainline railway stations at Weston-super-Mare, Yatton and Bristol.

EPC rating D

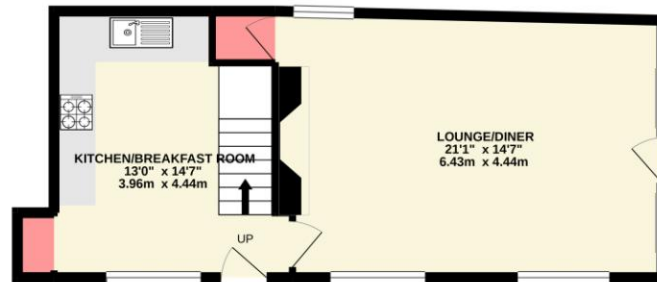
Our vendor says ... Beechcroft is a unique, character property with lovely views in a beautiful setting and walks from the doorstep into the Mendip countryside.

We have noticed ... It would be hard to find a more attractive terrace of pretty painted cottages than those of Mead Lane, the pink coloured row of homes occupies a really special position within the village with a glorious open aspect and far-reaching views.

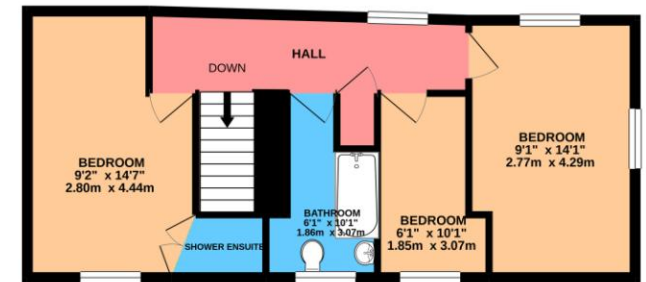


Floorplan

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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