



The Barn, Post Office Lane, Blagdon, Bristol, BS40 7RB

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- Stone Built Converted Barn
- Countryside Views
- Period Features
- Spacious Kitchen Breakfast Room
- Sitting Room with Feature Fireplace
- Principal Bedroom with Ensuite
- Village Location
- Walking Distance to Amenities
- NO FORWARD CHAIN
- Council Tax Band: C

ONE OF A KIND!

Tucked away in a quiet location, this beautiful stone built barn has plenty of character and is ready for you to put your own stamp on! There is a spacious kitchen breakfast room that leads to a sitting room with patio doors to the garden and far reaching countryside views! A useful porch and loo complete the downstairs.

Upstairs in a good size principal bedroom with feature beams and an ensuite.

The garden has lots of potential to be something special plus there is parking.

The village of Blagdon 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 and sailing are just some of the activities available around. The village facilities include a Cricket Club, Public Houses, Parish Church, Blagdon Primary School (www.blagdon.n-somerset.sch.uk) 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.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







ROOM DIMENSIONS

PORCH: 7'8" X 4'8"
 WC: 4'8" X 3'9"
 KITCHEN BREAKFAST ROOM: 17'0" X 12'8"
 SITTING ROOM: 24'0" X 13'0"
 PRINCIPAL BEDROOM: 20'4" X 12'8"
 ENSUITE: 7'4" X 5'0"

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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