



5 Yew Tree Cottages
Garston Lane, Blagdon, Bristol, BS40 7TF

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5 YEW TREE COTTAGES, GARSTON LANE, BLAGDON, BRISTOL, BS40 7TF

An Edwardian semi-detached 3 bedroom family home in a popular residential location with a generous rear garden and planning permission granted to create a superb family property, in a popular village location with stunning far-reaching

Approximately 892 sq ft including a generous sitting/dining room • Planning permission granted to add a two storey rear and side extension – ref 21/P/1544/FUH • Generous rear garden including a vegetable patch • Stunning views towards Blagdon Lake and beautiful surrounding countryside • Popular village in an AONB with excellent amenities including a highly regarded primary school, a local shop and pub • Direct access to rural public footpaths from Garston Lane • In catchment for “Outstanding” Churchill Academy & Sixth Form • Bristol 14.8 miles/Wells 10.2 miles • Mainline railway services within 8.9 miles at Yatton • Access to M5 within 10.7 miles at Jct 21 • Bristol Airport 5.7 miles

An Edwardian semi-detached property, believed to have been built as workers' cottages, 5 Yew Tree Cottages provides well balanced accommodation in a popular residential location with wonderful far-reaching views over surrounding countryside.

Accessed around the back via a side path, there is a large porch with some storage, that opens into the generous, light and airy kitchen. Fitted with a good range of wall and base units, there's space for a fridge/freezer, a free-standing gas cooker and a washing machine. Light pours through the 2 windows with views over the side garden. To the end of the kitchen is the spacious wet-room shower room, with an electric shower.

2 steps from the kitchen lead up to the generous dual aspect “L” shaped sitting/dining room, currently arranged with the dining area to the front of the house and the sitting room to the rear, with lovely views through large windows, plus a storage cupboard. A gas fireplace with hearth provides focus to the sitting area and could perhaps accommodate a wood burner if required.

Beyond the dining area there is generous under-stairs storage and stairs up to the first floor, where there is a useful landing airing cupboard. There are 3 bedrooms, all with stripped floors: to the front is a generous double bedroom with fitted wardrobes and lovely views over the front garden and a nearby field. To the rear are 2 further bedrooms – a single currently used as a home office, and a double bedroom – both of which have wonderful views over Blagdon Lake and surrounding countryside.





The front garden is set behind a low wall and a path leads to the side and rear of the property, with large level terraced areas including a dining terrace, ideal for entertaining and to sit and enjoy the surroundings. The enclosed rear garden is surprisingly large and already well planted with further scope for the keen gardener. There is a good sized lawn, pretty borders, a nature pond and shed and towards the end is a productive kitchen garden area including rhubarb, herbs and raspberries, and a greenhouse.

Another highlight of the property is the planning permission recently granted to erect a 2-storey extension, which would create a truly fabulous family home in a very popular location, with far reaching views. Further details are available on request.

LOCATION - Blagdon is a popular village located on the edge of the Chew Valley between Bristol, Bath and Wells. The area is one of outstanding natural beauty. The village offers excellent amenities including a village store/post office, butchers, public houses, parish church and an excellent primary school, and is in the catchment for the “Outstanding” Churchill Academy and Sixth Form.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



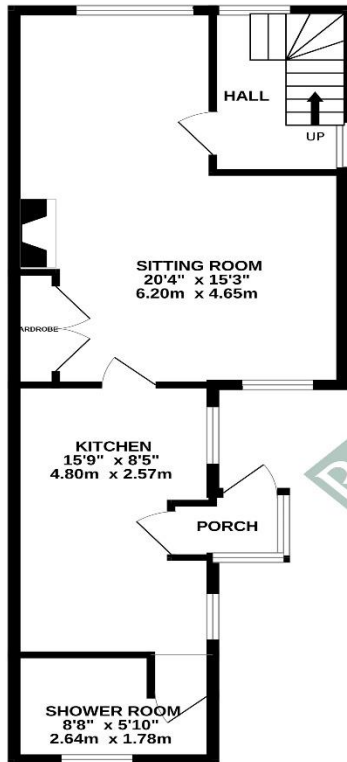
DIRECTIONS – Follow the A368 towards Blagdon village, which becomes the High Street. As the road sweeps around to the right turn left onto Station Road and continue past the left turn to the free car park, following the road as it winds towards Blagdon Lake. Ignore the first left turning to Garston Lane and continue along Station Road, taking the left fork onto Garston Lane. Follow the road around the left hand corner and park in the (unallocated) parking bay on the left hand side, and number 5 is towards the end of the road on the right hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,070.07 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

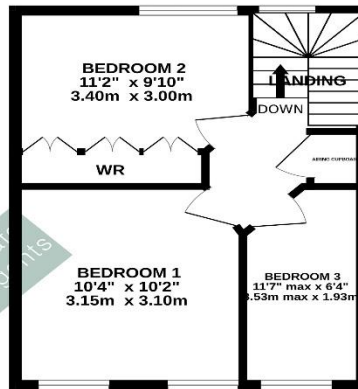
SERVICES – All mains services are connected

EPC RATING - D

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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