



Swan Dene, Station Road, Blagdon, Bristol, BS40 7TB

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- Detached Cottage in Village Location
- Nicely Presented with Lake Views
- Lovely Kitchen Breakfast Room
- Dual Aspect Sitting Room with Log Burner
- Three Double Bedrooms
- Modern Bathroom
- Bijou Garden with Lake Views
- Lovely Walks from your Doorstep
- Off Road Parking
- Close to Village Amenities



PRETTY COTTAGE CLOSE TO BLAGDON LAKE

Full of character and charm, this smashing property has been lovingly updated and extended by its current owner.

A welcoming hallway leads to the sitting room with views of the lake and hills beyond with a cosy log burner.

The kitchen has a array of cupboards with integral appliances and a range style cooker. Plenty of room for eating with family and friends. The third bedroom or 2nd reception is a extension to the cottage and gives flexibility to the ground floor.

Upstairs we have two further double bedrooms with lake views. They share a modern bathroom.

Outside there is a small garden with amazing views and parking for two cars.

A super cottage which needs to be viewed to appreciate what it has to offer. looking forward to showing you so give us a call.

The village of **Blagdon** is recognised as an Area of Outstanding Beauty and is located on the slopes of the Mendip Hills overlooking the lake, which is famous for its trout fishing. The whole area is one of outstanding beauty and there are exquisite views across surrounding hills and open countryside. Riding, walking, fishing and sailing are just some of the many activities available within the immediate area. The village facilities include a Cricket Club, the requisite Public Houses, Parish Church, Blagdon Primary School Churchill Academy and Sixth Form which has recently been awarded & 'Outstanding' by Ofsted, also benefiting 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 both Bristol Temple Meads and Bath Spa train stations, 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.





EPC TBC

ROOM MEASUREMENTS

HALLWAY 6' 2" x 12' 1"
 RECEPTION/BEDROOM 3' 9' 8" x 10' 4"
 KITCHEN/BREAKFAST ROOM 11' 8" x 11' 6"
 UTILITY ROOM 4' 2" x 5' 7"
 SITTING ROOM 13' 5" x 13' 8"

LANDING 6' 1" x 12' 8"
 BEDROOM 1 13' 1" x 13' 9"
 BEDROOM 2 9' 8" x 13' 0"
 BATHROOM 6' 1" x 5' 7"

SHED 9' 4" x 7' 4" (



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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