



Housesteads
Rhodyate, Blagdon, Bristol, BS40 7TR

Robin King | Estate
Agents

HOUSESTEADS, RHODYATE, BLAGDON, BRISTOL, BS40 7TR

A spacious 4 double bedroom detached country home set in a plot of over ¼ acre with two garages, magnificent views over Blagdon Lake together with easy access to Bristol and beyond.

APPROX 2,383 SQ FT OF FLEXIBLE ACCOMMODATION • 4 DOUBLE BEDROOMS • 4 RECEPTION ROOMS • PANORAMIC VIEWS OF BLAGDON LAKE • LARGE GARDEN • 2 GARAGES • AMPLE DRIVEWAY PARKING • IN CATCHMENT FOR POPULAR LOCAL SCHOOLS • ACCESS TO M5 MOTORWAY WITHIN 10.8 MILES AT JCT. 21 AT ST GEORGES • BRISTOL AIRPORT WITHIN 6.6 MILES • CENTRAL BRISTOL WITHIN 14.3 MILES • MAINLINE RAILWAY SERVICES WITHIN 9.2 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.) • NO ONWARD CHAIN

Housesteads constructed in the 1930's by the Wills Estate, benefits from an exceptional location that offers commanding views over Blagdon Lake towards the arable land and hills surrounding the lakeside villages. Extended in the 1960's it now offers over 2,300 sq. ft of flexible accommodation with most rooms featuring panoramic windows with uninterrupted views of the tranquil lake.

Set centrally on a plot of over ¼ of an acre it also has the benefit of ample off street parking, two garages and an inviting raised terrace - the perfect place to relax, take in the view and perhaps enjoy a BBQ. Viewing of this property is highly recommended as its location on the outskirts of the village, opportunity for enhancement together with fantastic far-reaching views are sure to attract attention.

Approaching the house via a tarmac drive, the front door opens to an entrance lobby which provides a practical space for coats and shoes. Moving into the hallway with downstairs cloakroom, to the left is the sitting room. This dual aspect room has an open fireplace and a lovely large bay window overlooking the garden. An archway guides you into the dining





room, where a picture window immediately immerses you in the stunning views over Blagdon Lake and the surrounding countryside. Adjacent to this is a second sitting room/snug which also offers a delightful picture window showcasing the magnificent lake view and offers convenient access to the raised dining terrace via a French door.

Turning right from the dining room, you'll enter the country-style kitchen, complete with hand-built wooden cabinetry, integrated refrigerator, dishwasher, electric hob and double oven, as well as a separate convenient walk-in larder. There's also room for a dining table here or in the adjacent breakfast room. A separate utility room with space for a washing machine and freezer, along with garden access, completes the ground floor accommodation.

Upstairs, you'll discover four double bedrooms, each benefiting from panoramic windows which maximise the stunning views. The principal bedroom includes a beautiful beamed, spacious dressing room/office again with views; ideal for those who work from home. A family bathroom with bath and separate shower and a separate w.c. completes the upper level accommodation.

Outside

Housesteads sits centrally on a plot of over ¼ of an acre. It has a tarmac drive with extensive parking and two garages which subject to planning permission offer potential to be developed. There is also a pretty sycamore tree, an area of lawn and a large garden shed. The back garden is mainly lawned and has some shrubs and an area for a fruit and vegetable garden. A raised dining terrace outside the sitting room offers lovely views.



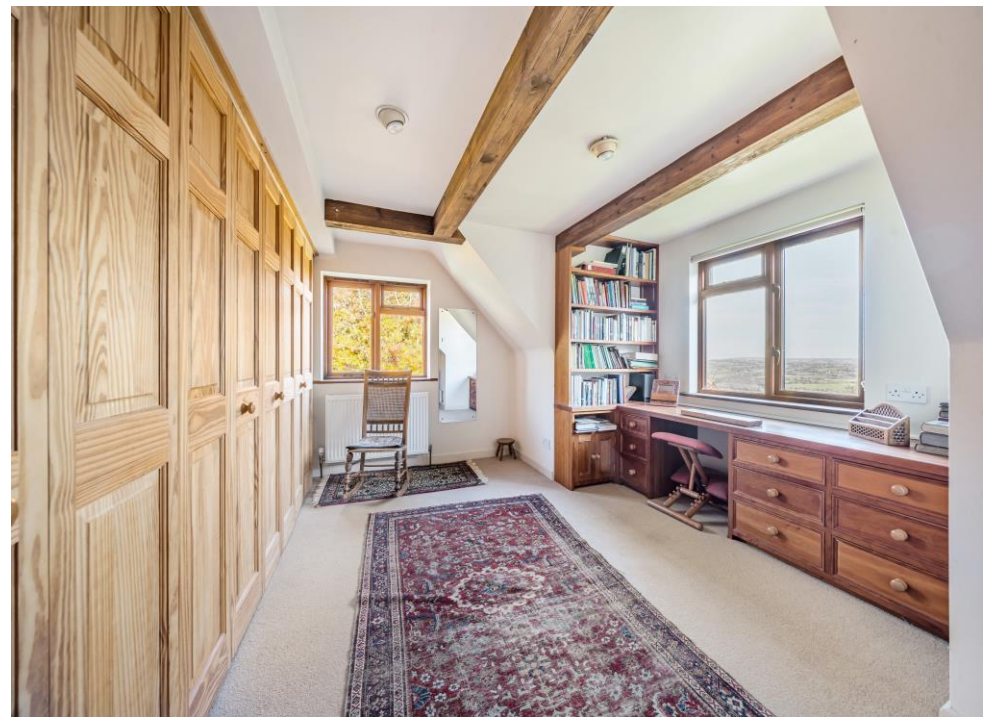


Location

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, beauticians, public houses, parish church and an excellent primary school and is within easy reach of The Club at Cadbury House at Congressbury with its award winning health club, spa and hotel. Blagdon is in the Churchill Academy and Sixth Form catchment area. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol International Airport.

Directions

On entering Blagdon from the Burrington side continue on the A368 through the village where a right hand turn just before the Seymour Arms will take you on to Street End. This turns into Rhodyate and Housesteads is on the left 600 yards later.



Housesteads, Rhodyate, Blagdon, Bristol, BS40

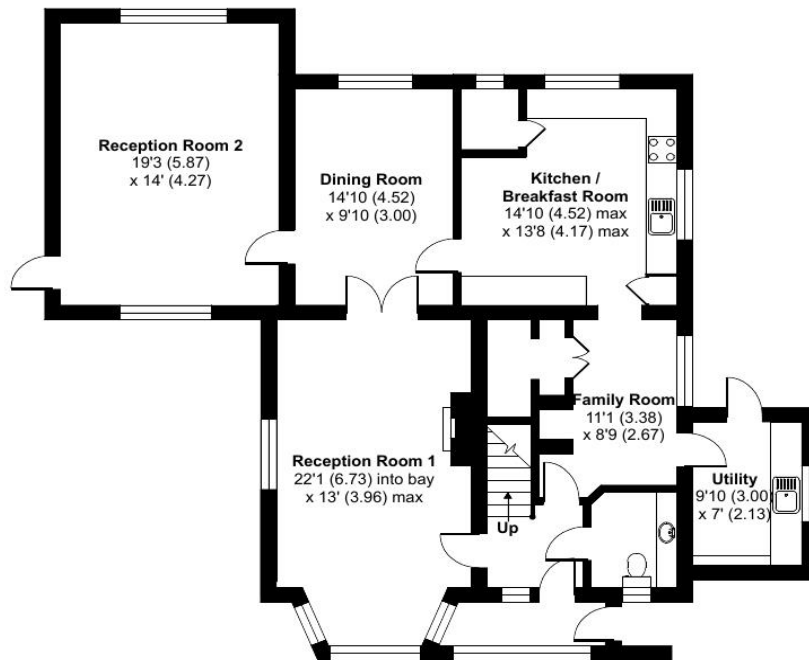
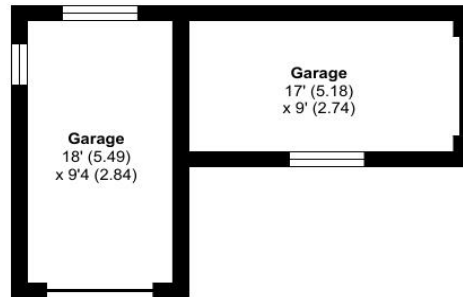
Approximate Area = 2352 sq ft / 218.5 sq m

Garage = 330 sq ft / 30.6 sq m

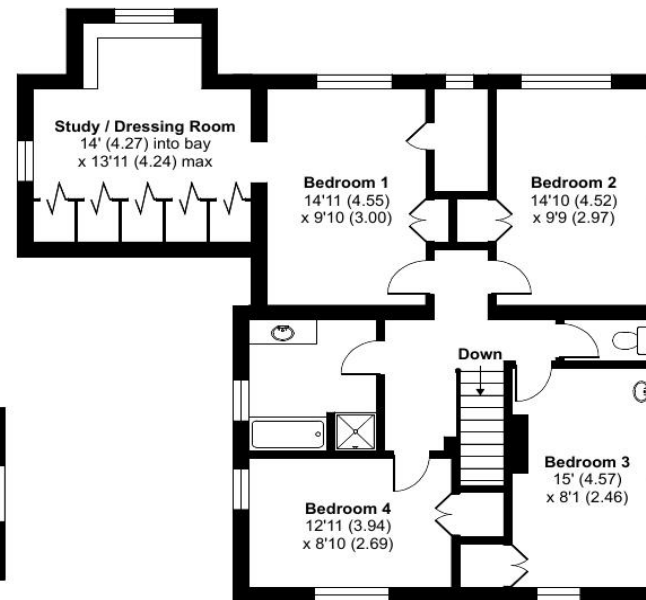
Outbuilding = 175 sq ft / 16.2 sq m

Total = 2857 sq ft / 265.4 sq m

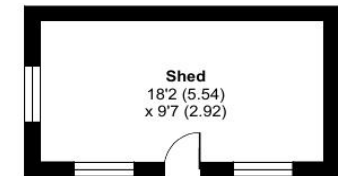
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Robin King LLP. REF: 1054238

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

SERVICES – Electricity, gas, water and septic tank

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** G £3,450.12 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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