



**Blackdown Cottage**  
**Ellick Road, Blagdon, Bristol. BS40 7TU**



## BLACKDOWN COTTAGE, ELLICK ROAD, BLAGDON, BRISTOL, BS40 7TU

A beautiful 5 bedroom detached country cottage idyllically situated above the popular village of Blagdon offering far reaching views to the Severn Estuary together with easy access to Bristol and beyond.

APPROX 2,046 SQ FT OF ACCOMMODATION • 5 DOUBLE BEDROOMS • 3 RECEPTION ROOMS • FABULOUS KITCHEN/DINING/CONSERVATORY OVERLOOKING BEAUTIFUL GARDENS • 3 BATHROOMS (2 EN-SUITE) • LOVELY PEACEFUL LOCATION IN AONB • FAR REACHING RURAL VIEWS TO SEVERN ESTUARY • DOUBLE GARAGE AND OFF STREET PARKING • ACCESS TO M5 MOTORWAY WITHIN 10.8 MILES AT JUNCTION 21 AT ST GEORGE'S • BRISTOL AIRPORT WITHIN 6.7 MILES • CENTRAL BRISTOL WITHIN 14.9 MILES • MAINLINE RAILWAY SERVICES WITHIN 9.4 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL APPROX.)

Blackdown Cottage is an immaculately presented Georgian property which has been tastefully extended to provide a spectacular family home. Lovely features sprinkled throughout such as exposed brick walls, recessed windows, traditional fireplaces, and exposed beams add character to this warm home. Perfectly balancing the spacious accommodation is a beautiful mature garden that has been thoughtfully planned to include many areas of interest and take in the spectacular far reaching views towards the Severn estuary.

A welcoming front door leads straight into an airy double height hallway giving access to the ground floor reception rooms. To the left is the sitting room, a lovely bright room that is full of charm with oak floors, exposed brick and plaster walls, traditional oak beams and deep alcove windows flooding the room with light. A handsome stone fireplace with a log burner provides the perfect place to enjoy cosy winter evenings.

A doorway leading off provides access to another reception room; currently used as a snug, this room could easily be a playroom or office and has a back door to a delightful terrace with pergola – the perfect spot to enjoy al fresco dining. Both rooms have satellite TV connection.









Returning to the hallway, a lovely double height airy space, a kitchen/dining/conservatory can be found to the right. Styled as a quintessential country kitchen, solid oak units, granite worktops, an oak floor and white metro tiling perfectly complement the butler's sink and electric AGA. Integrated appliances include a dishwasher and chiller cabinet. Balancing this space is a substantial dining area with room for a large table. This opens out to a conservatory area with full height glass windows allowing for glorious views over the garden.

The ground floor is completed with a huge, shelved pantry, a utility room with storage, sink and space for a washing machine together with a downstairs cloakroom with w.c. There is also access via the utility room to the double garage with up and over electric door, extra storage, and off-street parking area for several cars.

Upstairs is a bright, light filled landing from which you can access the five bedrooms.

The principal bedroom suite has a wonderful Juliet balcony that opens out over the garden. This generous room also offers a large bank of fitted wardrobes, a seating area with room for a sofa and a fully tiled en-suite bathroom with useful additional storage space.

A family bathroom and 4 further double bedrooms (one with en-suite shower room) one currently arranged as a home office ensure there is plenty of accommodation on this floor. Each one is individually styled but have all the charm and uniqueness that comes with this property, with pretty fireplaces and recessed windows as some of the features. In addition, most offer amazing views; to the garden, over arable land, and far reaching rural to the Severn Estuary and Wales in the distance.







**Outside** – the exterior spaces of Blackdown Cottage are truly exceptional. A quaint cottage style front garden with steppingstones is beautifully framed by hedging of mature shrubs giving the cottage complete privacy. To the rear the gardens have cleverly been designed to create several unique spaces. A delightful terrace area overlooks the attractive lawn, which is framed with mature, thoughtfully designed herbaceous borders. A natural pond has lilies and irises providing a peaceful spot and a sanctuary for wildlife. From here, an archway with grapevine leads to a wonderful kitchen garden area with summerhouse, raised vegetable patches, soft fruit canes and established fruit trees including apples and plums. The garden also has a useful garden shed and greenhouse.

**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 Congresbury 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.

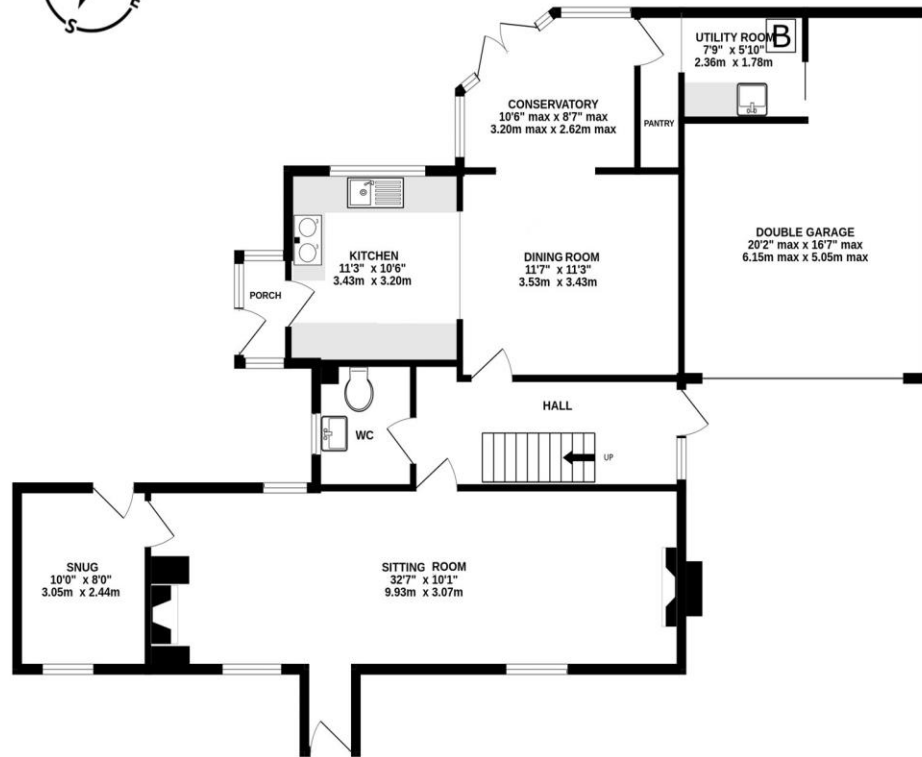




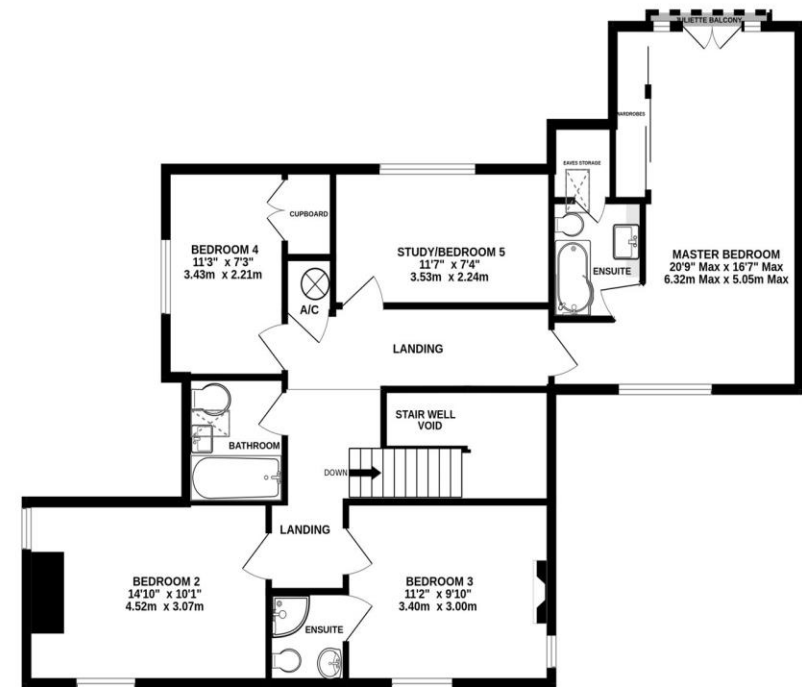




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 2046 sq.ft. (190.1 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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### 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** – On leaving Robin King’s office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue as far as the mini roundabout, turn right then right again on to the A38. Continue to the traffic lights, turn left on to the A368 towards Bath. Go through Upper Langford and turn right signposted to Burrington Coombe. Proceed right to the top and take the first left hand turn into Ellick Road. The property will be found approx. 300m on the left.

**SERVICES** – electricity, water, telephone, true speed ultrafast broadband connection, no gas (oil central heating), private drainage.

**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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