



2 Court Cottages
Station Road, Blagdon, Bristol, BS40 7RN

Robin King | Estate Agents

2 COURT COTTAGES, STATION ROAD, BLAGDON, BRISTOL, BS40 7RN

Charming 3 double bedroom semi-detached character cottage with large south facing rear gardens, garage and parking in the heart of a popular village in an Area of Outstanding Natural Beauty, convenient for access to Bristol, Wells and Bath

APPROX 1,560 SQ FT • CHARACTER FEATURES INCLUDING EXPOSED WOODEN BEAMS & INGLENOOK FIREPLACE WITH WOOD BURNER • SOLAR PANELS • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 8.8 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 5.8 MILES • CENTRAL BRISTOL 14.6 MILES • WELLS 10 MILES • BATH 19.7 MILES • ACCESS TO M5 WITHIN 10.5 MILES AT JCT 21 CLEVEDON (ALL DISTANCES APPROX.)

Believed to date to 1750, 2 Court Cottages has been the subject of a recent programme of update and enhancement, creating beautifully appointed family accommodation of great character and charm combined with modern convenience.

The entry porch opens into the spacious central reception hallway, which immediately gives a sense of the the history of the cottage, with vertical exposed wooden beams, and natural oak flooring. There is a storage cupboard and an under-stairs utility cupboard with power and plumbing for a washing machine, and light pours through the glazed garden door.

The spacious dual aspect sitting room has an impressive inglenook fireplace with a wood burner, exposed beams and oak flooring. There are good sized windows to either side of the room, with deep window seats providing somewhere to sit and relax and enjoy the views.

The well planned kitchen incorporates an extensive range of cream wooden wall and base units, with a built in oven and hob and space for a dishwasher, and opens into the light and airy beamed dining room. This has an open fireplace, attractive wooden floor and French doors opening out on to the rear garden.

Upstairs the 3 double bedrooms are wonderfully light and airy, all with exposed beams and wide window sills. The spacious bathroom has a Heritage suite with bath, separate large shower enclosure and a cupboard housing the Vaillant gas combi-boiler.





Outside - The delightful, landscaped large rear gardens measure approx 57'x 71' and incorporate a gravelled seating area leading up to a raised lawn, neatly bordered with beds incorporating a good range of flowers and shrubs, and there are 2 pretty arbours. Stepping stones lead through to another lawned area of garden, where there is also a greenhouse, and a path to one side leads to the large gravelled parking area and detached stone built garage.

Location - Blagdon is a popular village located on the edge of the Chew Valley between Bristol, Bath and Wells, in an AONB, with wonderful opportunities for walking and outdoor activities nearby. The village offers excellent amenities including a village store/post office, butchers, public houses, parish church and an excellent primary school, with senior schooling available within 4.6 miles at the "Outstanding" Churchill Academy & Sixth Form. The property is well placed for commuting to Wells (10 miles) Bristol (14.6 miles) and Bath (19.7 miles), with Bristol International airport some 5.8 miles away, and access to the M5 within 10.5 miles at Junction 20 (Clevedon). Mainline railway services, and further shops and facilities, are within 8.8 miles from Yatton station – Paddington from 114 mins.

Important Notice:

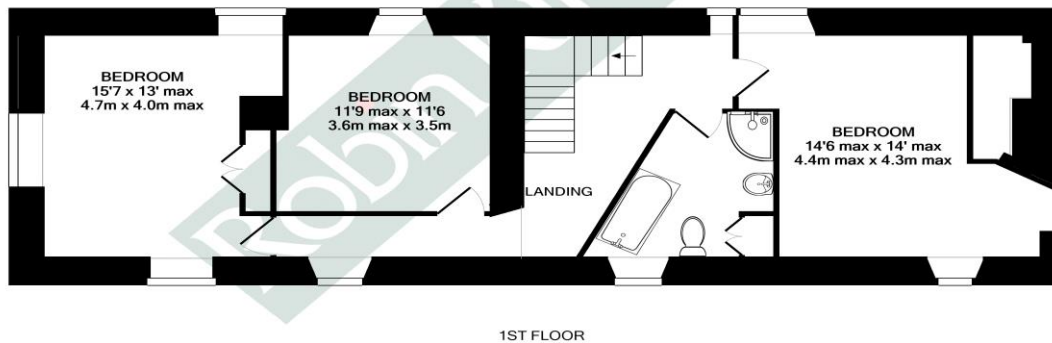
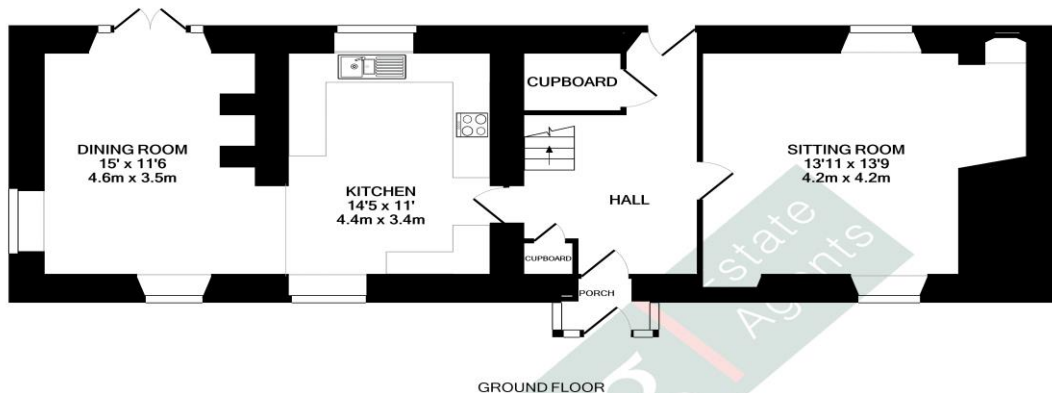
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 – Travelling Southbound from Bristol on the A38 turn left at Churchill traffic lights onto the A368 to Blagdon. On entering the village turn left into Station Road, then turn right through an entrance set in a high wall, and 2 Court Cottages is on the right hand side. **Note** – in addition to ample parking at the property, there is also a free car park very close nearby in Station Road.

AGENT'S NOTE: There is a small section of the property with a Flying Freehold, where a bedroom is partially above the adjacent property.

SERVICES – All mains services are connected, solar panels **EPC RATING** – D **LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - F £2,990.10 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL APPROX. FLOOR AREA 1560 SQ.FT. (144.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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