



**Railway's End**  
**Station Road, Blagdon, BS40 7UL**

**Robin King** | Estate Agents

## RAILWAY'S END, STATION ROAD, BLAGDON, BS40 7UL

Railway's End is a superb, detached spacious country home, with glorious far reaching rural views set in grounds of 1/3 acre with spectacular gardens and double garage. Idyllically located in a tucked away location within an AONB adjacent to Blagdon Lake and nestled on the edge of the sought after village of Blagdon with easy access to Bristol, Bath and beyond.

**APPROX 2431 SQ. FT OF VERSATILE ACCOMMODATION • 3 BEDROOMS WITH POTENTIAL FOR A FOURTH • EXQUISITE GARDENS OF APPROX 1/3 ACRE • MODERN COUNTRY DESIGN • IMMACULATE CONDITION AND HIGH SPECIFICATION • 4 RECEPTION ROOMS • BALCONY • PARKING, GARAGE AND CARPORT. FABULOUS COUNTRYSIDE AND HILL VIEWS • EDGE OF POPULAR VILLAGE CLOSE TO BLAGDON LAKE • LOCATED ON THE NORTHERN EDGE OF THE MENDIP HILLS • 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.)**

Railway's End was originally constructed in 2003 and situated on the site of the old railway station tea rooms. It has since been carefully maintained, thoughtfully developed and meticulously extended to create the stunning and versatile home it is today. Whilst set in a peaceful, tranquil and beautiful location just a stone's throw from Blagdon Lake, the popular village of Blagdon is also just a short walk away.

The current owners have enhanced the property further, adding a spectacular wing. The perfect blend of bespoke architectural features and contemporary comfort. The exceptional standard of the construction was recognised by the LABC Regional Building Excellence Awards 2013, where it was a finalist in the category for best domestic extension or alteration.

This home is characterized by the use of high-quality natural materials, elegance and an abundance of natural light throughout.

Railway's End is approached via a pretty gravelled driveway softened by the sensitively and creatively designed border planting that continues as a feature throughout all the outside spaces.





You are welcomed by an attractive oak storm porch into the bright, smart and inviting oak floored hallway. A well-positioned downstairs cloakroom sits to the left and opposite is the snug with feature stone fireplace, log burner, built in bookshelves and French doors to the stunning gardens beyond.

To the left is the spacious and stylish fully fitted kitchen including granite worktops and porcelain floor tiles together with a traditional AGA range. Integrated appliances include a wine fridge, Neff induction hob and hide and slide oven, microwave, warming drawer, fridge/freezer and additional large fridge. There is also space for a washing machine and tumble dryer in the practical and airy zoned utility area beyond.

Flowing from the kitchen is the fabulous dining area with magnificent, vaulted ceiling, charming arched window and French doors to the gardens and outside terrace. There is plenty of room for dining and sitting and the perfect space to entertain family and friends. There is also potential here to create a fourth 1<sup>st</sup> floor bedroom, subject to the necessary consents.

To the right of the hall is a smart study continuing through to the fantastic principal reception room. A sophisticated, extensive and wonderful space with a real sense of warmth and country cosiness despite its generous size. It has engineered oak flooring, underfloor heating, triple aspect windows, French doors and a large fireplace with log burner. As with all the rooms in this special home there is a seamless blend of the inside and outside spaces and a strong connection to the gardens and natural world.

Rising to the first floor passing a striking stained glass feature window there are three lovely comfortable double bedrooms, two of which feature an ensuite bathroom, and all of which benefit from fantastic rural views. The principal bedroom is serene, stunningly designed and very spacious. Built in wardrobes, a window seat, bespoke shelving and access to a delightful, decked and canopied balcony complete this suite. Morning coffee is a peaceful treat here. There is a further well-appointed bathroom completing the upstairs accommodation.







**Outside** – The abundantly planted, naturistically designed gardens at Railways End are exceptional. They brim with well-considered colour, texture, and movement and connect perfectly with the nature rich countryside beyond. There is a plethora of trees, shrubs, perennials, grasses and wildflowers along with raised beds, shed and garden utility area. In addition, there are relaxing garden seating and spacious terraced areas throughout this outdoor haven. Finally, this splendid home benefits from a handsome garage with mezzanine storage, carport and driveway with parking for multiple vehicles.

**Location** - The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available around. The village facilities include a convenience store, Yeo Valley Organic Gardens, post office, 3 public houses, parish church, Blagdon Primary School and Blagdon Pre-School. Secondary education is available at nearby Churchill Academy and Sixth Form together with its modern sports complex and there are Independent schools at Bristol, Wells, Sidcot, Bath and Wraxall.

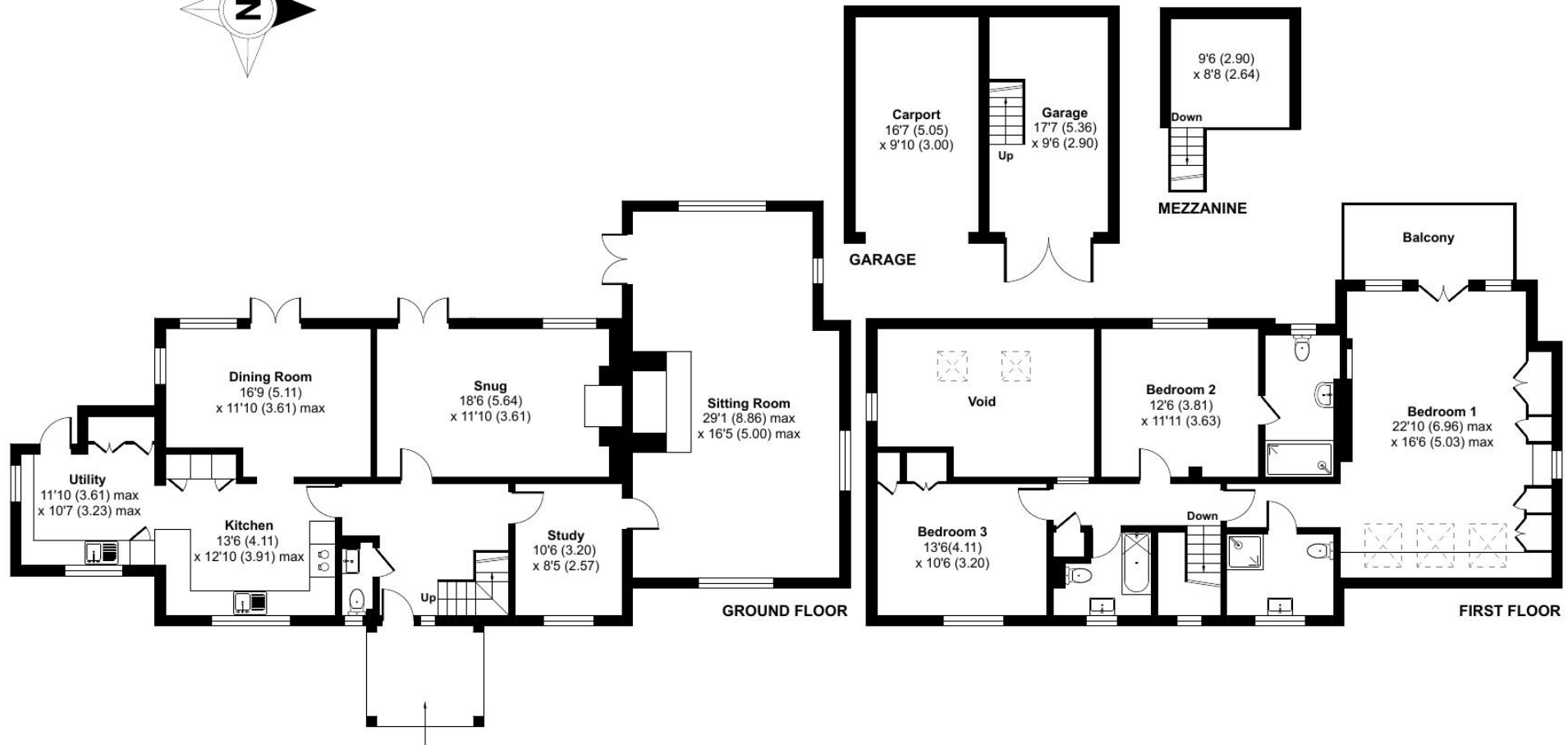


Approximate Area = 2431 sq ft / 225.8 sq m (excludes void)

Garage = 259 sq ft / 24 sq m

Total = 2690 sq ft / 249.8 sq m

For identification only - Not to scale



**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** – Mains Electricity, Drainage & Water. Oil. Gas line available nearby but not connected to the property.

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** - F £3142.34 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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