



2 New Cottages Rhodyate

Blagdon, Bristol

This beautifully presented home offers space, style, and stunning views, perfect for those seeking a peaceful countryside escape with modern comforts. Includes a private cottage garden, garage, and easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx 1413 sq ft of flexible accommodation (inc.garage)
- Beautifully presented throughout
- Spacious kitchen-diner with modern fittings
- Cloakroom with WC and utility space
- Dual-aspect lounge with working log burner
- Three double bedrooms with lake and countryside views (one with en-suite)
- Family bathroom with jacuzzi bath and walk-in shower
- Cottage-style garden with patio and mature planting
- Garage with electric roller door, power, and lighting
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







2 New Cottages Rhodyate

Blagdon, Bristol

Tucked away in a peaceful and picturesque setting, this beautifully presented home combines modern finishes with character charm and boasts breathtaking views across Blagdon Lake and the distant Chew Valley Lake. From the moment you step inside, the attention to detail and quality of finish are immediately apparent. You are welcomed into a bright hallway, where sleek porcelain floor tiles lead seamlessly through to the kitchen-diner directly ahead. The kitchen is both stylish and practical, fitted with modern stone-coloured units and featuring an integrated fridge-freezer, electric oven, large five-ring gas hob, and space for a dishwasher. A glazed door opens out into the garden, creating a wonderful connection between indoor and outdoor living. Just off the kitchen, a newly fitted cloakroom adds further convenience, complete with WC, sink, and a designated space for a washing machine. To the right of the hallway, the light-filled, dual-aspect lounge is a true highlight of the home. A working log burner sits proudly at the heart of the room, creating a cosy and inviting atmosphere, perfect for relaxing evenings or entertaining guests.



Upstairs, the home continues to impress. A short flight of stairs leads to the stunning master suite, a peaceful retreat with double doors opening into a luxurious, brand new en-suite bathroom. This elegant space features a walk-in shower, contemporary vanity unit, beautiful wall tiling, and a tiled floor. The master bedroom enjoys far-reaching, uninterrupted views across Blagdon Lake, with Chew Valley Lake visible in the distance. The en-suite offers its own tranquil view across open countryside, a perfect start to the day.

Descending back to the main landing, you'll find a beautifully appointed family bathroom, finished to a high standard with a jacuzzi bath, shower, white suite with exquisite tiling. Bedroom three is next along the landing, a charming double room with stunning views across the lake. Bedroom two is a spacious double with dual-aspect windows offering both front-facing lake views and rear-facing vistas over rolling countryside.

Outside

The charm continues with a wonderfully private garden bordered by an old stone wall that wraps around the back, the side, and the front of the property, creating a classic cottage garden feel. Mature shrubs provide seasonal colour and structure, while a lawn and patio area offer perfect spots for outdoor dining or simply enjoying the peaceful setting. Steps lead up to a rear door into the garage, which is fully equipped with power, lighting, and an electric roller door.

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 private schools at Bristol, Wells, Sidcot, Bath and Wraxall.

The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol Airport (6 miles) and mainline railway services at Yatton.

(All distances/times approx.)



New Cottages, Rhodyate, Blagdon, Bristol, BS40

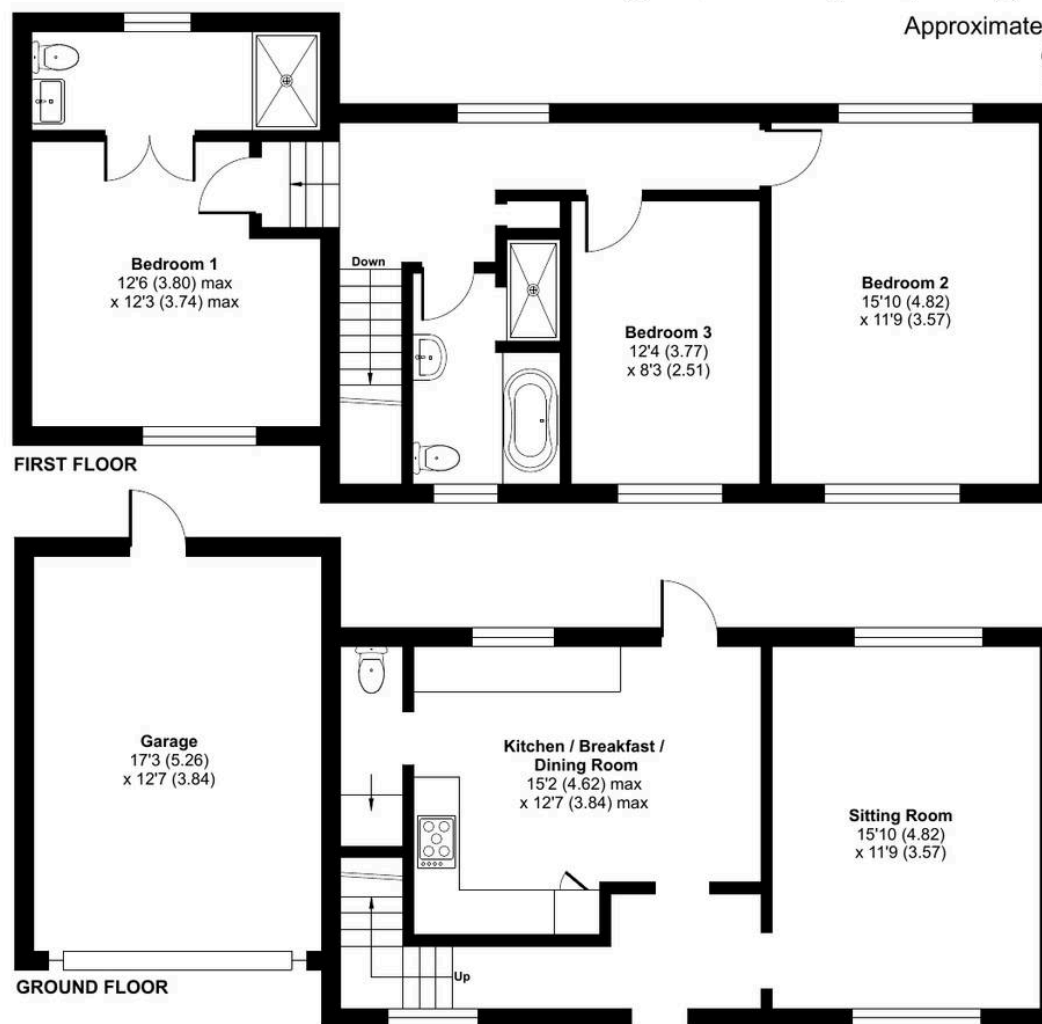


Approximate Area = 1196 sq ft / 111.1 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 1413 sq ft / 131.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1324565

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