





# Burbage House, High Street

Blagdon, Bristol

A superb double fronted 18th century family home with beautiful gardens, garage and off street parking. It also benefits from a 2 bedroom annexe with income potential.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: All mains services

- Charming 18th Century Former Postmaster's House
- Five Bedrooms & Two Bathrooms In The Main House
- Two-Bedroom Annexe With Independent Access & Income Potential
- Three Spacious Reception Rooms & Large Kitchen/Breakfast Room
- Wealth Of Period Features Including Two Inglenook Fireplaces
- Mature Gardens With Summer House, Log Store & Greenhouse
- Garage & Off-Street Parking
- One Mile From Blagdon Lake
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN











## Burbage House, High Street

Blagdon, Bristol

A handsome and much-loved 18th century former Postmaster's house, Burbage House is steeped in character, wrapped in beautiful gardens, and nestled on the edge of the Mendip Hills in the ever-popular village of Blagdon – just a mile from Blagdon Lake. With origins dating back to the 17th century and offered to the market for the first time in nearly 50 years, this generous double-fronted home includes a self-contained two-bedroom annexe and is being sold with no onward chain.

Set behind a charming pink/red brick façade under a traditional tiled roof, the house extends to circa 3,000 sq ft (inc annexe) and is rich with period detailing including an elegant staircase, latched doors and original inglenook fireplaces, one of which includes a bread oven.

### Tour of the home

The spacious entrance hall sits at the heart of the home, flanked by two elegant reception rooms.

To the right lies the large, split-level sitting room – formerly two separate rooms – now a lovely bright versatile living space with a broad bay window and electric wood-effect burner, overlooking the front garden.

To the left, the formal dining room sits in what is thought to be the oldest part of the house, featuring a stunning original stone inglenook fireplace with recessed display cupboard and another lovely bay window.

At the rear of the house, the warm and welcoming kitchen/breakfast room provides a further gathering space, centred around a second inglenook fireplace with original bread oven and a gas-fired Rayburn. A former coal store now serves as a useful utility room and has space for a washing machine, tumble dryer and further fridge/freezer.









Completing the downstairs accommodation is also a sunroom, cloakroom and useful understairs storage.

Upstairs, a galleried minstrel-style landing leads to five generously proportioned double bedrooms. The principal is a particularly lovely room with attractive far-reaching views. There are also two spacious bathrooms, one with white three-piece suite with a bath and the other, a large walk-in shower.

### **Gardens & Outside Space**

The gardens at Burbage House are a true feature — mature, peaceful, and lovingly tended over the decades. Full borders are planted with a mix of established shrubs, perennials, and mature trees — including an impressive Bay tree. There are several inviting seating areas for morning coffee, alfresco dining, or entertaining in the summer months.



To the rear is a summer house, a log store, a greenhouse, and a rear gate giving access to the garage and three-bay parking area used on a day-to-day basis.



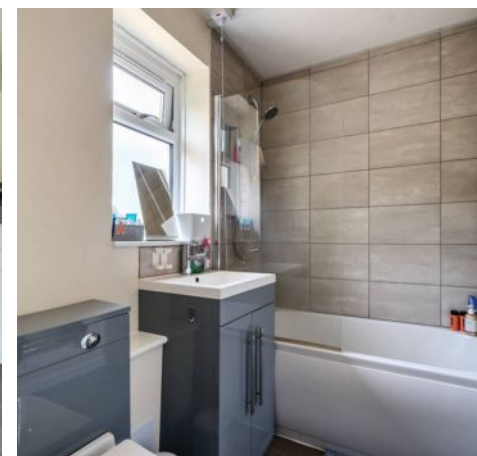
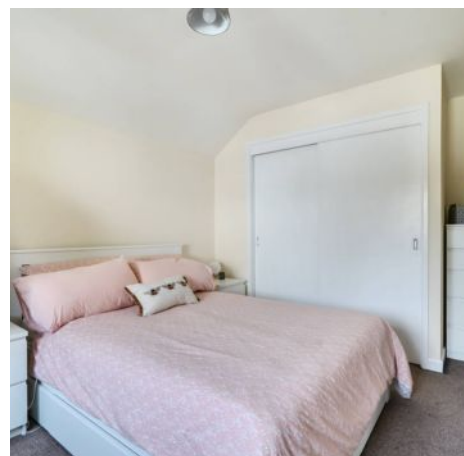
**Location** The village of Blagdon in North Somerset is located on the northern edge of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, 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.)

### **The Annexe**

Adjoining but entirely independent from the main house, the two-bedroom duplex annexe offers excellent flexibility — perfect for multi-generational living, long-term rental, or as a holiday let. Originally built in 1983 and refurbished in 2019, the annexe is currently let, generating an income of £1,000 per calendar month. Its accommodation includes a private entrance, reception room, kitchen, bathroom, upstairs WC, and two bedrooms.

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# High Street, Blagdon, Bristol, BS40

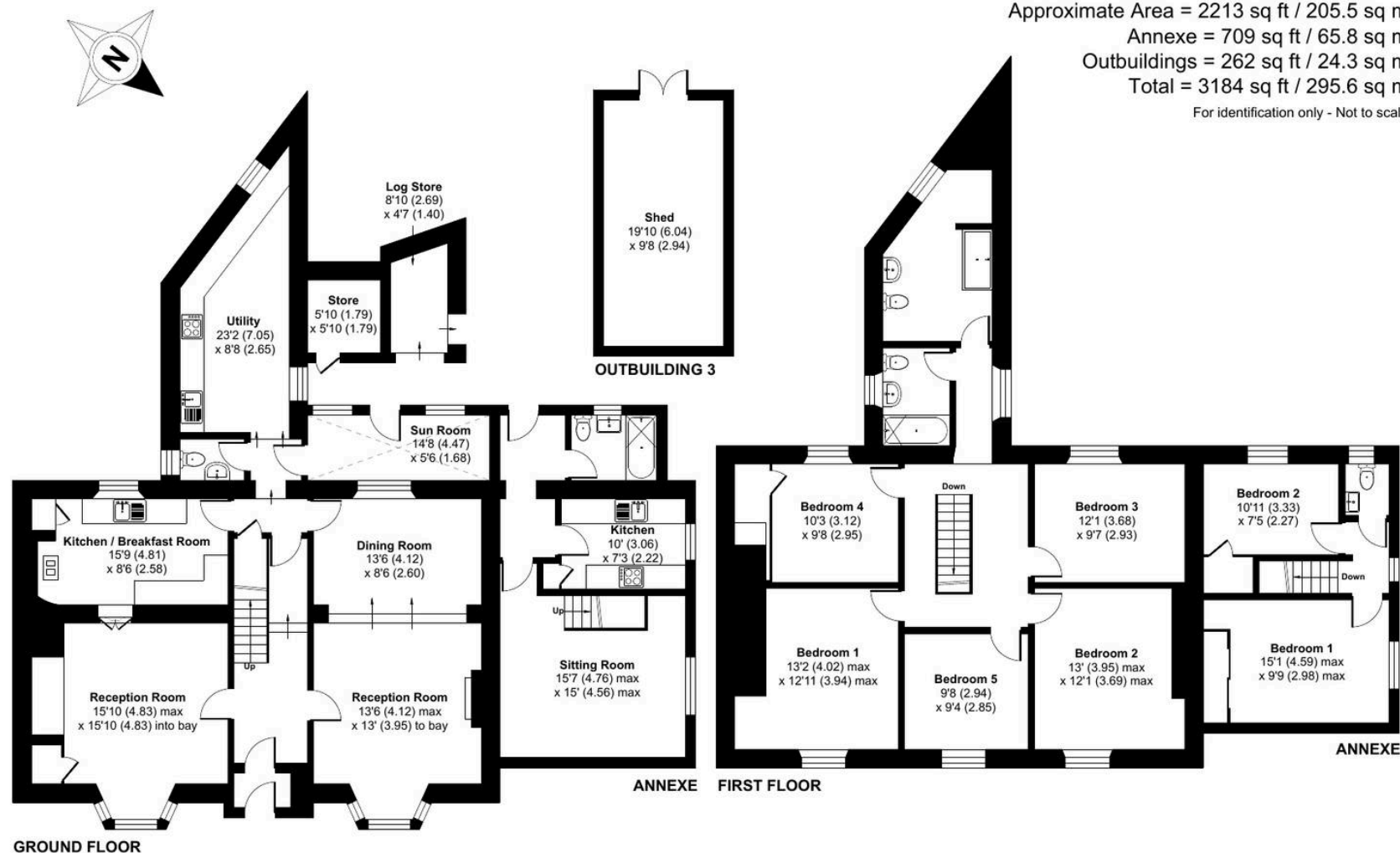
Approximate Area = 2213 sq ft / 205.5 sq m

Annexe = 709 sq ft / 65.8 sq m

Outbuildings = 262 sq ft / 24.3 sq m

Total = 3184 sq ft / 295.6 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: 1331519

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