



The Sheiling, Sladacre Lane, Blagdon, Bristol, BS40 7RP

FOR SALE
GUIDE PRICE £625,000

A gorgeous period house with extensive Garden Orchard situated within the Area Of Outstanding Natural Beauty offered as a whole or in two lots

Description

A characterful period property offers a blend country living charm in the heart of the popular village of Blagdon close to Blagdon Lake. The Sheiling offers a driveway with parking for a number of cars and is situated on a no-through road.

The front door leads into the sitting room with an open fire & study off.

The Kitchen which is full of character fitted with an array of wall and base units, oil fired AGA & ample space for dining. Off the kitchen is a large utility room which also offers a back door and access to the playroom & games room where the boiler is located and downstairs toilet.

The character carries on throughout the house the staircase from the dining room provides access to the first floor.

The first floor is split with the Master Room being on a slightly higher landing than the other 3 bedrooms.

The front bedrooms have views across the open fields with the rear bedroom offering views over further fields and a beautifully restored barn.

The main bathroom has a bath, pedestal basin & low level w/c.

The second bathroom has a good sized shower enclosure with an electric power shower, w/c and basin.

The property has Oil fired central heating and is double glazed throughout.

The garage offers a double garage with rolling electric shutter with a further single garage with an up and over door and additional workshop space with a pedestrian door.

The property is not listed

There is an opportunity to purchase the house as a whole or in two lots with the Garden Orchard being Lot 2.

Outside

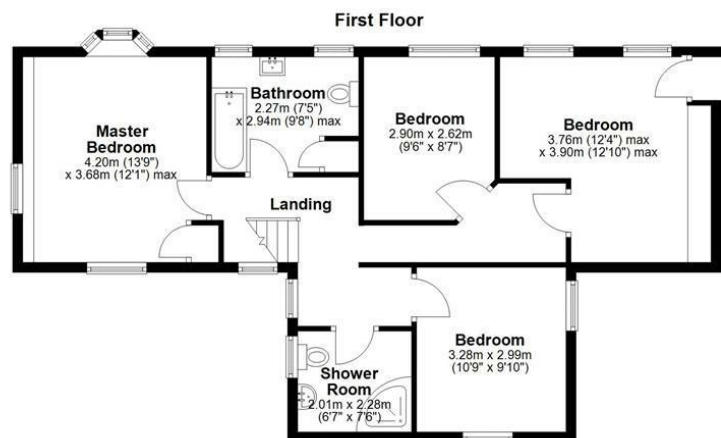
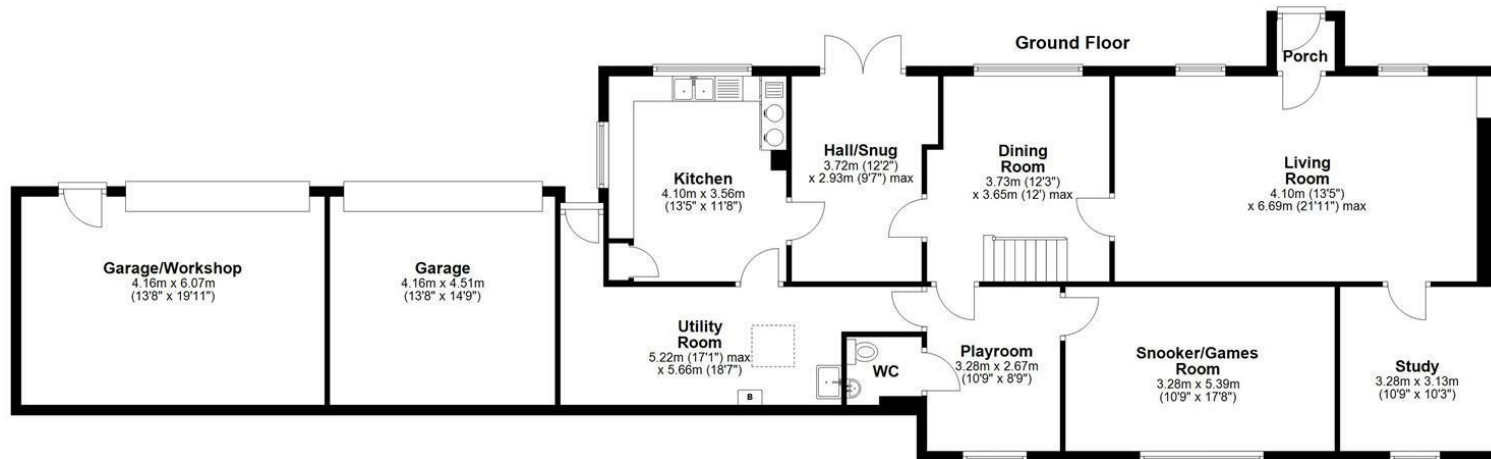
The Sheiling is set within extensive gardens & orchard bordered by stone walls and mature hedges.

The property is set back from Sladacre Lane and is accessed through a wide entrance with double black wrought iron gates. The driveway provides parking for several cars.

To the left of the parking area there are steps down to the front lawn and access to the door leading to the utility room. To the right of the garages are steps to the upper lawn and garden/orchard beyond.







Location

Blagdon is a charming village on the edge of the Mendip Hills which is an Area Of Outstanding Natural Beauty offering a vibrant community, local amenities, outdoor pursuits & transport links to Bristol & Bath.

The strong community has local clubs, pubs & coffee shop including well-regarded Primary School which is within walking distance and Secondary schools nearby.

Nearby are Yatton and Nailsea & Backwell Railway Stations providing regular services to London, Bristol & Cardiff.

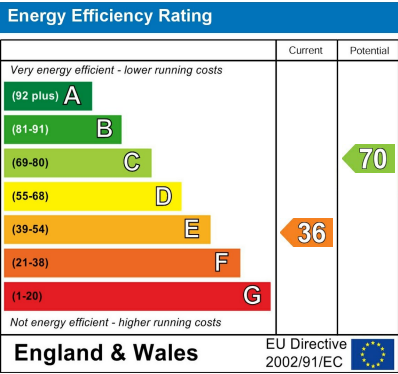
Bristol International Airport is 6 miles

Key Features:

- Council: North Somerset
- Council Tax Band: G
- Tenure: Freehold with Vacant Possession
- Mains Water, Three Phase Electric, Mains Drains
- Oil Heating & Hot Water Emersion

What3Words:

///bills.family.adjuster



An aerial photograph of a property, likely a farm or large house, with a red outline indicating the boundary. The property includes a large building with a tiled roof, a greenhouse, and a large garden area. The surrounding area is green and grassy.

Viewings:

Strictly and only by prior appointment through the Vendors sole Agents

Nancekivell & Partners Limited
Richard Nancekivell on 07770 966372
Chloe Brown 07475 031835

Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Important Notice:

Nancekivell & Partners Limited, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.



www.nancekivellandpartners.co.uk
T: 07770 966372 or 07475 031835
Richard@nancekivellandpartners.co.uk or Chloe@nancekivellandpartners.co.uk

