



BURBAGE HOUSE, HIGH STREET, BLAGDON BS40

Winkworth



BURBAGE HOUSE

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An impressive double fronted 5 bedroom house with 2 bedroom annexe.

Burbage House is a former postmaster's house, believed to date back to the 17th century.
An impressive double fronted house with a pretty pink/red brick facade under a tiled roof. Totalling circa 3,000sqft.

The Main House

Entrance hall | 3 reception rooms | Kitchen and utility room | 5 double bedrooms | 2 bathrooms | Downstairs loo

Annexe

Entrance hall | Reception room | Kitchen | 2 bedrooms and a bathroom | Upstairs loo

Outside

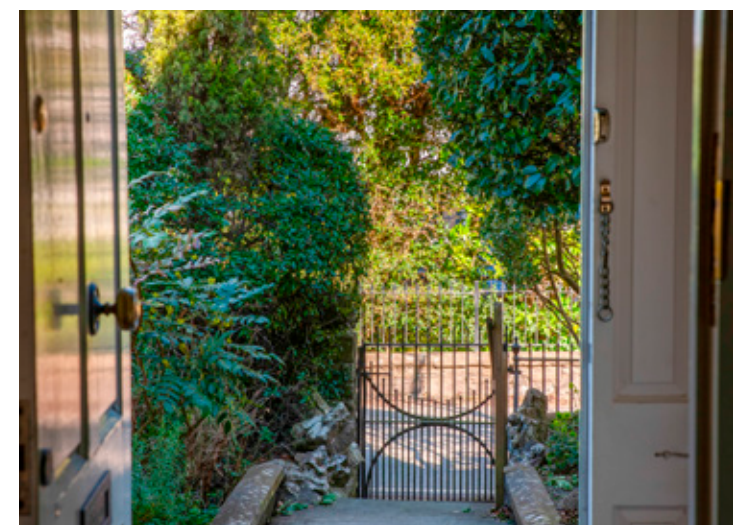
Mature gardens | Summer house | Garage and off street parking

Distances

Bristol approximately 12 miles

Bath approximately 19 miles

Bristol airport approximately 6 miles



Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk

Winkworth

See things differently.

DESCRIPTION

The property is entered via a spacious entrance hall with 2 reception rooms to either side. To the right is the generous sitting room which was formerly 2 separate reception rooms. There is a pretty bay window overlooking the front gardens and there is an electric wood burner.

Off the entrance hall, to the right is the dining room believed to be in the oldest part of the house with an original stone inglenook fireplace.

Behind the dining room is the homely kitchen / breakfast room with sitting space and electric Rayburn stove.

The former coal house is a utility room at the rear of the house.

There is a straight staircase up to the galleried upper hall, from which 5 double bedrooms and the 2 bathrooms are accessed.

Adjoining the main house is a 2 bedroom duplex annexe built in 1983. This modern addition to the property is currently let, providing a monthly income of £1,000.



LOCATION

Located on the northern edge of the Mendip Hills and situated in an Area of Outstanding Natural Beauty, Blagdon is highly sought after for a reason and is renowned for its friendly community.

Opposite Burbage House is the coffee stop and community hall which runs numerous clubs including the WI, coffee mornings and much more. There is a general store which is open 7 days a week and also houses the Post Office.

There are numerous sports clubs and activities in and around Blagdon, including fishing on the lake, football, cricket and rugby clubs.

Yeo Valley Farm is based in Blagdon and has an organic garden open to the public, a restaurant and public house / restaurant.

There are three other public houses, one of which is a Thai restaurant.

Churchill Primary School is rated good and is well renowned.







OUTSIDE

In the gardens, not only are there plenty of areas to sit and enjoy the tranquil space, there is also a utility area and log store, and a rear gate that leads to the garage and parking.

The gardens are mature with a collection of shrubs and flower beds and mature trees, including an impressive Bay tree.

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Freehold

SERVICES

All mains connected.

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

Main House = Band F (North Somerset)

Annexe = Band B (North Somerset)

EPCS

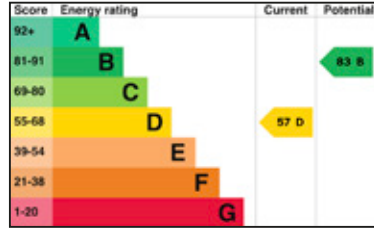
Main House = D

Annexe = E

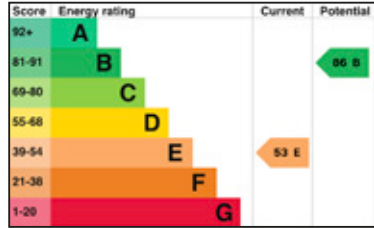
VIEWING

Strictly by appointment via sole agent Winkworth
01225 829000

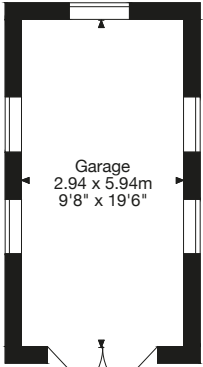
Burbage House, High Street, Blagdon BS40 7RA
Gross Internal Area (Approx.)
Main House = 200 sq m / 2,152 sq ft
Annexe = 65 sq m / 699 sq ft
Garage = 17 sq m / 182 sq ft
Store = 3 sq m / 33 sq ft
Total Area = 285 sq m / 3,066 sq ft



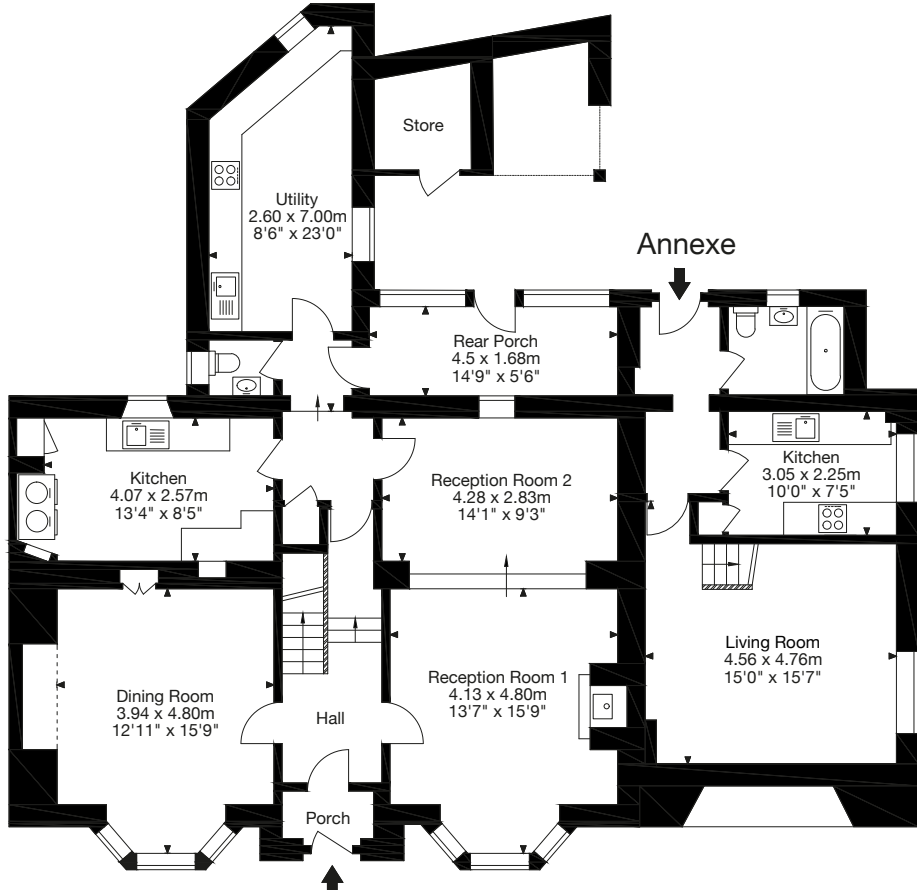
Main House EPC



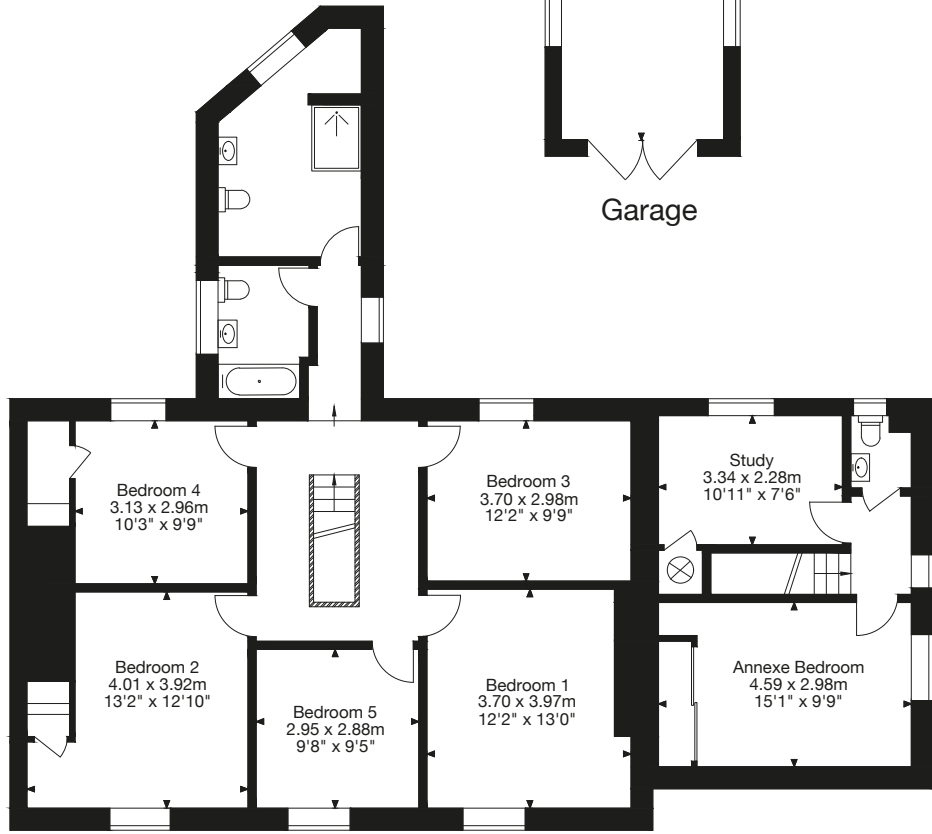
Annexe EPC



Garage



Ground Floor
Main House



First Floor



View of Blagdon Lake (Not taken from the property)



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