



Walnut Tree House, Station Road

Blagdon, Bristol

A stunning and substantial Grade II listed 4-bedroom home with over 2,500 sq ft, exceptional period features, beautiful gardens, double garage and wonderful views across Blagdon Lake.

Council Tax band: G

Tenure: Freehold

EPC: tbc

- Grade II listed period home dating from the 17th century or earlier
- Over 2,500 sq ft of versatile accommodation
- Exceptional original features including two rare enclosed spiral Somerset “balk” staircases
- Impressive inglenook fireplace with woodburning stove
- Four bedrooms and flexible reception rooms
- Large kitchen/breakfast room and boot room
- Established gardens with terraces and seating areas
- Double garage
- Wonderful views across Blagdon Lake and surrounding countryside
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx.







Walnut Tree House Station Road

Blagdon, Bristol

Walnut Tree House occupies an elevated position in the heart of Blagdon, with wonderful views across the lake and surrounding countryside and the Mendip Hills rising behind the village. Believed to date from the 17th century or possibly earlier, this Grade II listed home offers over 2,500 sq ft of flexible accommodation, established gardens and a double garage.

The house retains an exceptional collection of original features, including substantial exposed timbers, plank and batten doors with wrought iron hinges, fireplaces and two rare enclosed Somerset “baulk” staircases. The present owners have updated and adapted the accommodation while retaining these important reminders of the building's long history.

The front door opens into the first reception room. Brimming with character, it has exposed ceiling beams, a feature fireplace and deep recessed windows with window seats. Together with original timberwork and doors, these features provide a strong connection with the history of the building.

To the left is the sitting/dining room, a particularly atmospheric space centred around a substantial stone inglenook fireplace with a woodburning stove. The inglenook is one of the most important original features of the house and incorporates a bread oven, candle cupboard and salt/spice cupboard, while hooks within the beamed ceiling are a reminder of the time when meat would have been cured in front of the fire.

The room has solid oak flooring and original exposed beams, with generous proportions allowing space for both comfortable seating and dining furniture. The enclosed baulk staircase is another particularly unusual feature, curving upwards behind its original timber door and incorporating oak, holly and apple wood panels.

The kitchen/breakfast room extends across the rear of the house and enjoys lovely views towards Blagdon Lake and the surrounding countryside. It is fitted with a comprehensive range of wall and base units, with extensive work surfaces and integrated cooking appliances. There is





plenty of room for a table, making this a practical family space as well as somewhere to enjoy the outlook.

Alongside is the large games room, another highly flexible reception space with oak flooring and panelling. Its proportions allow plenty of room for a full-sized pool table and additional furniture, or it could equally work as a more formal dining room, family room, bedroom or substantial home office depending on requirements.

A boot room and cloakroom complete the ground-floor accommodation, providing useful storage and an everyday entrance close to the kitchen and garden.

The staircase rises to the first floor, where a particularly spacious room is currently used as a drawing room. This is equally well suited as a bedroom, giving the house flexibility depending on requirements.

Also on this floor are further bedrooms, including one with an adjoining dressing room, together with the family bathroom. Exposed timbers and interesting roof lines continue the period character found throughout the house, while several of the rooms enjoy lovely views.

Stairs continue to the upper floor, where there is a further bedroom together with the impressive loft room. Extending to around 28 ft, this generous room features three striking original roof trusses. It provides valuable additional space, with potential for a variety of uses subject to any necessary permissions.



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Outside: the gardens are another particularly appealing feature of Walnut Tree House. They are arranged in a series of established areas that complement the age and individuality of the property, with lawns, mature shrubs and planting, stone walls and a number of places to sit and enjoy the surroundings.

A raised terrace provides an excellent spot for outdoor dining, taking advantage of the elevated position and views towards Blagdon Lake and the Mendip Hills. Steps and pathways lead through the garden, with mature planting providing colour and interest and a magnificent walnut tree reflecting the name of the house.

The property also has a double garage, accessed separately from the house. Originally constructed as two garages, the dividing wall has been removed to create one particularly spacious building with two separate doors.

Location: The village of Blagdon is set on the northern edge of the Mendip Hills, overlooking Blagdon Lake, famous for its trout fishing, with splendid views across the surrounding countryside. Riding, walking, fishing, sailing and dry skiing are among the activities available locally. Blagdon is a vibrant village with a good range of facilities including a recently expanded convenience store, post office, coffee shop, three pubs, parish church, village hall, Yeo Valley Organic Gardens, primary school and pre-school. Secondary education is available at nearby Churchill Academy and Sixth Form, with private schools in Bristol, Wells, Sidcot, Bath and Wraxall.



Walnut Tree House, Station Road, Blagdon, BS40 7TB

Total Area 239.8 sq m / 2579 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.