



The Lochan House, Breach Hill Lane, Chew Stoke, Bristol, BS40

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- Stunning Views towards the Chew Valley Lake
- Detached Modern Home
- Luxury Kitchen with Central Island
- Principle Bedroom Suite
- Four Further Double Bedrooms
- Three Bathrooms Plus Separate Cloakroom

PROPERTY DESCRIPTION Set in a fantastic position on the edge of Chew Stoke – this fabulously flexible family home is set across two levels and enjoys a secluded position as well as having the most enviable panoramic views to Chew Valley Lake and beyond - all set in 2.3 acres of beautiful gardens.

Accessed from the hallway, the beautifully spacious, light and bright sitting room has direct access to a terrace which surrounds this room on two sides – enjoy stunning sunsets here – there is also a cosy log burner for winter evenings.

The kitchen/dining room is beautifully fitted with lots of storage, a large central island and integral appliances – there is a feature fireplace to the dining area. Terraces can be accessed on both sides and again those views! A family room leads from the kitchen – this is a really useful space which lends itself to many uses, be it a TV room, playroom or study, together with access to the terrace.

There are two double bedrooms which share a large shower room as well as a fitted utility room and a boot room with access to the side of the house. A WC off the front entrance porch completes this level.

On the lower level, the principal bedroom has direct access to the sunny terrace and gardens beyond and comes complete with a dressing room and a large ensuite bathroom. There are two further large bedrooms both with built-in wardrobes and which share a newly fitted bathroom and an additional WC on this floor. Imagine waking up and being able to feast your eyes on miles of countryside – and catch sight of the occasional deer wandering through your garden!

A study, utility room and plenty of useful storage complete this floor.

Outside the superb gardens, wrap around terrace and large patio spanning the front of the house – afford so much space, so many options to dine al-fresco, entertain, take your morning coffee and just enjoy! Outbuildings include a double garage with garden store at the lower level, together with a potting shed and there is plenty of parking on the driveway. After many happy years bringing up their family, our vendors are moving on.





ABOUT THE VILLAGE:

Chew Stoke is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including Doctor's Surgery, a popular pub, Village Hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt the latter two of which have beautiful views over the Lake. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded with local families. Chew Valley School is well regarded with an excellent sixth form. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and connections to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport.





ROOM DIMENSIONS Upper Level

- PORCH 5'0" x 6'0"
- LOO 3'4" x 6'0"
- HALL 8'9" x 8'7"
- SITTING ROOM 22'2" x 17'9"
- KITCHEN/DINING ROOM 13'7" x 38'0"
- FAMILY ROOM 12'0" x 16'0"
- UTILITY ROOM 13'0" x 9'1"
- BOOT ROOM 3'2" x 9'6"
- SHOWER ROOM 8'6" x 6'5"
- BEDROOM 12'8" x 7'8"
- BEDROOM 12'0" x 11'10"

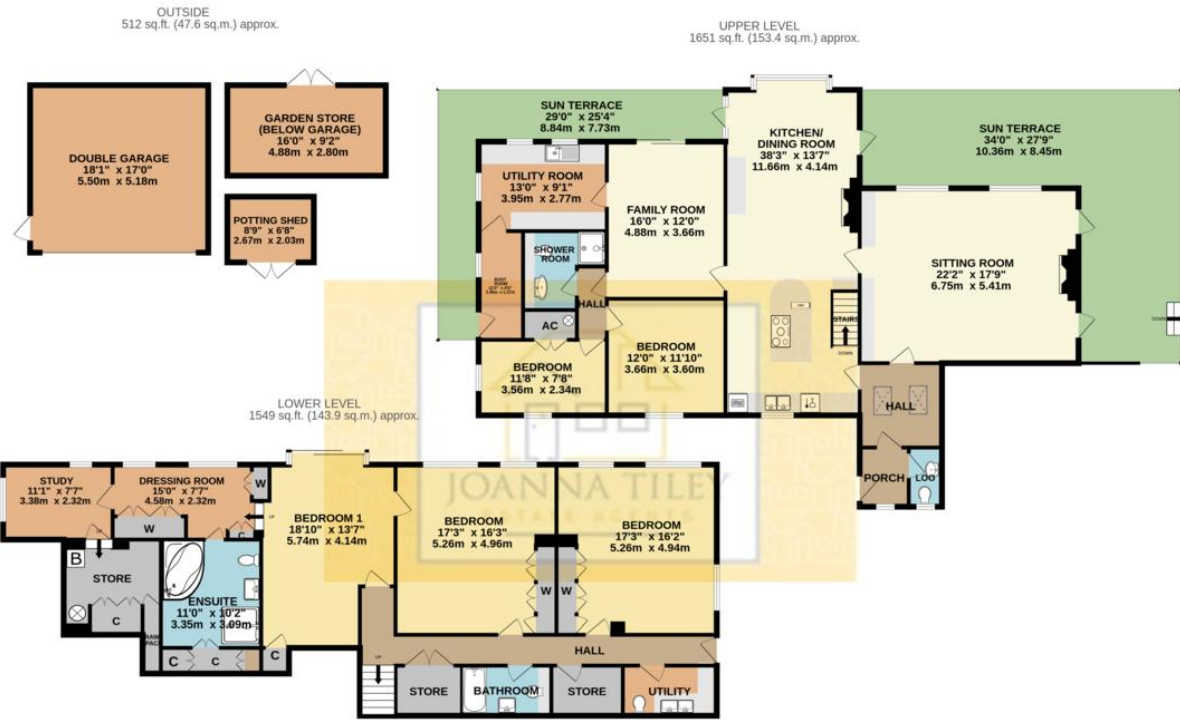
- SUN TERRACE 34' x 27'
- SUN TERRACE 29' x 24'

Lower Floor

- BEDROOM 21'0" x 13'1"
- DRESSING ROOM 15'6" x 7'1"
- EN-SUITE 11'0" x 10'1"
- STUDY 11'1" x 7'1"
- STORE 9'10" x 5'1"
- BEDROOM 16'0" x 16'1"
- BEDROOM 16'0" x 15'11"
- BATHROOM 8'0" x 5'1"
- STORE 9'1" x 5'1"
- STORE 7'1" x 5'1"
- STORE 4'11" x 5'1"

Outside

- DOUBLE GARAGE 18'0" x 17'0"
- GARDEN STORE 16'0" x 9'2"

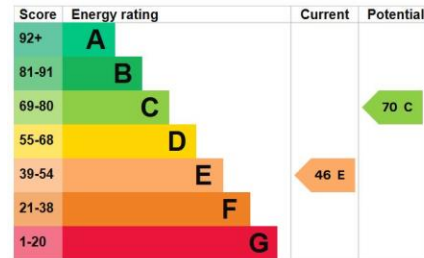


THE LOCHAN HOUSE

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

TOTAL FLOOR AREA : 3711 sq.ft. (344.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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