



Lobbington Cottage, Chew Lane, Chew Stoke, Bristol, BS40 8UE

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- Stone Built Detached Cottage
- Sitting Room with Stone Fireplace and Wood Burning Stove
- Beautifully Fitted Kitchen with Central Island
- Central Village Location
- Three Bedrooms
- Two Modern Shower Rooms
- Gardens to Front and Back
- Off-Road Parking
- Countryside Views to Front and Back



Gorgeous and characterful stone-built cottage in the heart of Chew Stoke!

Lobbington was originally two cottages and has been lovingly maintained by the current owners. It is immaculately presented throughout and located in the heart of the village with views over countryside to both the front and back.

Entering via the generous sized porch – there is plenty of room to kick off your wellies and towel down the dog – this leads into the small hallway and to the cosy sitting room with a stone fireplace and wood burning stove and windows overlooking the front and back gardens.

To the right of the hall is a kitchen/breakfast room – beautifully fitted with a great range of cupboards providing plenty of space and also a very stylish range style cooker. There is a central island – a very useful space – imagine sitting with your coffee and morning papers! From the kitchen head into the dining room – with a gas fire– which could equally be used as a second sitting room/snug. There is also direct access to the back garden from here. A very useful utility cupboard space completes the ground floor.

Upstairs are three good sized bedrooms – the principal of which has lots of storage - a wall full of fitted wardrobes as well as an additional smaller one and enjoys views over the garden and countryside beyond.

There are two further good-sized bedrooms as well not one, but two modern shower rooms – providing lots of flexibility.

Outside are gardens to the front and back as well as off road parking. This really is a must-see property – just move in, unpack and enjoy!

Give us a call to arrange your viewing!

Chew Stoke is at the heart of the Chew Valley and enjoys close proximity to Chew Valley Lake. It is an exceptionally popular village with a vibrant and friendly community.

There are a good range of facilities including a village shop, 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. The village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village. The village has many clubs and societies including bowling, a cinema club, Women's Institute, choirs and exercise classes. At the end of summer, the season concludes with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family!

Chew Stoke Primary School and Chew Valley Secondary School are well regarded with local families, with many opting for Chew Stoke as their new home due to its popularity.

The village is perfectly placed for commuting to both Bristol and Bath. There is a 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 is within a reasonable distance and Bristol International Airport has flights to Europe with connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

PORCH 6'5" x 5'0"
 HALL 3'8" x 4'0"
 SITTING ROOM 14'5" x 15'5"
 KITCHEN/BREAKFAST ROOM 10'8" x 15'8"
 DINING ROOM 11'3" x 11'8"
 UTILITY CUPBOARD 3'6" x 11'1"

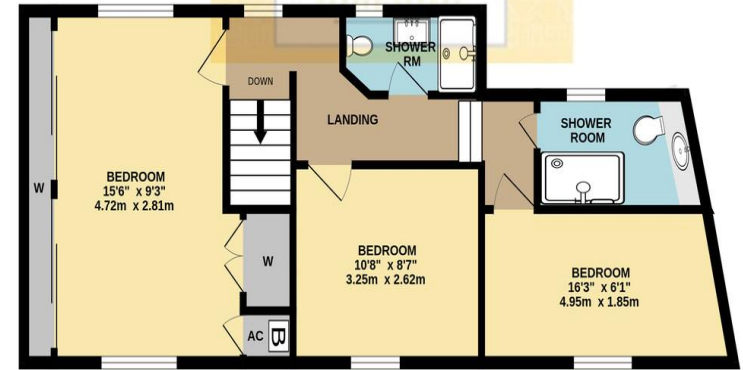
First Floor

LANDING 16'4" x 7'3"
 BEDROOM 9'3" x 15'6"
 BEDROOM 10'8" x 8'7"
 SHOWER ROOM 8'1" x 3'6"
 BEDROOM 16'3" x 6'1"
 SHOWER ROOM 9'8" x 6'0"

GROUND FLOOR
 594 sq.ft. (55.2 sq.m.) approx.



FIRST FLOOR
 554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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