





# The Cottage, Stowey, Bishop Sutton, Bristol, BS39 5TH

- Period Cottage in Village Location
- Stunning Kitchen
- Underfloor Heating Throughout Downstairs
- Utility Room with Cloakroom
- Main Bedroom Suite and Stunning View
- Three Further Bedrooms Sharing Bathroom
- Parking for Several Vehicles
- Air Source Heat Pump
- Gardens of approx. 1/3 acres
- Land of circa 1.8 acres
- NO FORWARD CHAIN



**PROPERTY DESCRIPTION** This is a truly gorgeous semi-detached home – a beautifully renovated stone-built home which combines period features, retaining the original character - think exposed timbers in the original part of the house, thick stone walls and deep-set windows. The beautiful extension to the rear elevates the property and provides stylish space - everything you need for modern living.

Entering into the good-sized porch – a really useful space for kicking off wellies before heading into the simply stunning kitchen breakfast room – beautifully fitted with plenty of cabinets, integrated appliances and a large central island. There are large sliding doors leading onto the stone terrace and taking in views of the garden and countryside beyond.

There is a cosy sitting room with dual aspect windows and a wood burner. A further reception room, again with dual aspect windows and fireplace provides flexible living space – this could be utilised as a snug or dining room. A utility space and downstairs loo complete the ground floor.

Upstairs the large principal bedroom is very impressive- think vaulted ceilings with glazing from floor to ceiling and a Juliet balcony – taking in panoramic views. There is a stylish ensuite shower room and fitted wardrobes.

Leading from the characterful and spacious landing are three good-sized bedrooms – all sharing a beautifully fitted bathroom.

Outside is a large garden extending to approximately one third of an acre – mostly laid to lawn with mature trees and which backs onto open countryside. There is a further 1.8 acres of land at the bottom of the garden suitable to a variety of uses – there is plenty of parking available on the gravelled driveway.

Please give us a call to arrange your viewing of this gorgeous home.

**ABOUT THE VILLAGE** Stowey is a small village within the Chew Valley. It lies south of Chew Valley Lake and north of the Mendip Hills, approximately 10 miles south of Bristol. Stowey and its neighbouring and larger village, Bishop Sutton, form the civil parish of Stowey Sutton.

Nearby Bishop Sutton is a lively village with tennis and football clubs and a village hall. Amenities including a supermarket, a hairdresser, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports. Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

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 provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>	73 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## ROOM DIMENSIONS

### Ground Floor

PORCH 5'2" x 7'3"

KITCHEN/BREAKFAST ROOM 15'5" x 20'0"

SITTING ROOM 12'2" x 15'3"

DINING ROOM 14'8" x 9'9"

HALL 8'2" x 8'1"

UTILITY 6'2" x 5'2"

LOO 3'4" x 5'2"

### First Floor

LANDING 12'8" x 8'9"

BEDROOM 15'4" x 18'4"

ENSUITE 5'2" x 6'4"

BEDROOM 8'4" x 6'9"

BEDROOM 12'8" x 8'7"

BEDROOM 15'0" x 9'4"

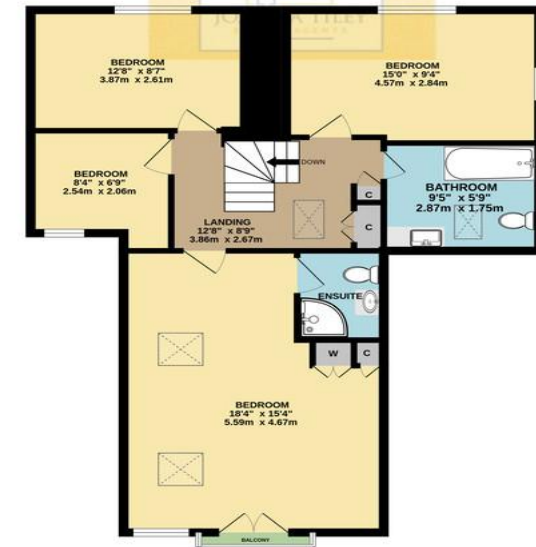
BATHROOM 9'5" x 5'9"



GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



FIRST FLOOR  
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 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



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