



Scot Cottage, Scot Lane, Chew Stoke, Bristol, BS40 8UN

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- Semi-Detached Cottage (1184sq.ft.)
- Fantastic Renovation Opportunity
- Four Bedrooms
- Two Bathrooms
- Edge of Village Location
- Countryside Views
- Large Garden of approx. 0.25acre
- Solar Panels
- Plenty of Parking
- Triple Garage

FANTASTIC OPPORTUNITY IN CHEW STOKE!

A semi-detached cottage (1184sq.ft.) dating back to the 1890's set in an elevated location on a lane on the outskirts of the village affording countryside views and Chew Valley Lake in the distance. The property is in need of renovation and has huge potential to create a stunning home.

Entering via the large conservatory into a spacious sitting/dining room which has views over the front garden and direct access via a front door to the front of the house. The kitchen leads from here via folding doors and has a good selection of cabinets and a view to the rear of the property. Directly off the kitchen is a bedroom, together with an ensuite shower room. Leading from the kitchen is a useful lobby/utility room and from here there is direct access to the rear patio and garden. Stairs lead from the sitting room to the first floor where there are three good-sized bedrooms and a large family bathroom which includes a bath and a separate shower. Outside, cottage gardens wrap around the house and stretches off to the side and rear extending to approximately 0.25 acre. There is plenty of parking and a large triple garage, complete with an inspection chamber. The house benefits from solar panels to the roof.

After almost 40 years at the property the owners are moving on. Please do 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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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

CONSERVATORY 11'9" x 8'4"
 SITTING/DINING ROOM 12'1" x 28'0"
 KITCHEN 8'8" x 14'8"
 BEDROOM 8'1" x 10'6"
 ENSUITE 5'6" x 5'7"
 LOBBY/UTILITY 4'8" x 13'5"

First Floor

LANDING 5'2" x 15'0"
 BEDROOM 7'6" x 10'5"
 BEDROOM 12'1" x 14'9"
 BEDROOM 8'0" x 14'9"
 BATHROOM 8'1" x 10'5"

Outside

TRIPLE GARAGE 20'2" x 45'2"

GROUND FLOOR
 1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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