





# The Stables, Church Lane, Chew Stoke, Bristol, BS40 8TU

- Period Barn Conversion c 2,361sqft
- Green Oak Frame Entrance Hall/ Utility
- Open Plan Bespoke Kitchen with Lacanche Cooker
- Living Room with Wood Burner
- Principal Bedroom with Ensuite Shower Room
- Three Further Double Bedrooms
- Deluxe Family Bathroom
- Original Exposed Timbers Throughout
- Large Garden with Patio
- Central Village Location



This converted barn is set in the heart of the village near the church and oozes quality and style - think original exposed timbers, stonework and cosy underfloor heating throughout the ground floor. Entering through the green oak orangery-style reception/boot room there is a beautiful wooden boot room cupboard and bench together with a useful utility space – the perfect place to kick off muddy boots and coats. Leading from this is a really useful shower room and loo. This home flows naturally into the open plan show-stopping kitchen – the oak cabinetry is bespoke built by David Chappell Design and houses high quality appliances including dual dishwashers and an impressive one-and-a-half metre Lacanche Cooker! There is a gorgeous full height larder cupboard, and everything is based around the large central island. There is also room for sofas making this a perfect family area. The dining area leads from the kitchen and has french doors – ideal for spilling out onto the terrace. From the dining area via sliding glazed doors enter the spacious sitting room which has a wood burner and again French doors to the garden. From here head up a couple of steps to find the study/playroom – utilised by the currently owners as an occasional bedroom. Head up the beautiful oak staircase to the large first floor landing where all rooms have vaulted ceilings and original exposed timbers with countryside and church views from every room! The generous dual aspect principal bedroom suite has built in wardrobes and a stylish ensuite shower room. Three further double bedrooms share the family bathroom with a free-standing bath and a separate shower. Outside the garden is enclosed by wooden fencing and natural hedges and has many areas of interest and planting to sit and enjoy the fabulous village location – there are beautiful walks from the doorstep. A driveway provides ample parking and there is an oak built double garage with covered storage/log store area to the side. This is a truly beautiful family home – 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

ENTRANCE HALL/UTILITY 10'5" x 11'2"

SHOWER ROOM 6'3" x 6'3"

KITCHEN 22'3" x 15'5"

DINING ROOM 13'11" x 15'5"

LIVING ROOM 19'7" x 15'5"

STUDY/SNUG 8'9" x 15'5"

### First Floor

LANDING 23'8" x 6'7"

PRINCIPAL BEDROOM 16'2" x 11'7"

ENSUITE 6'8" x 5'6"

BEDROOM 15'4" x 7'52

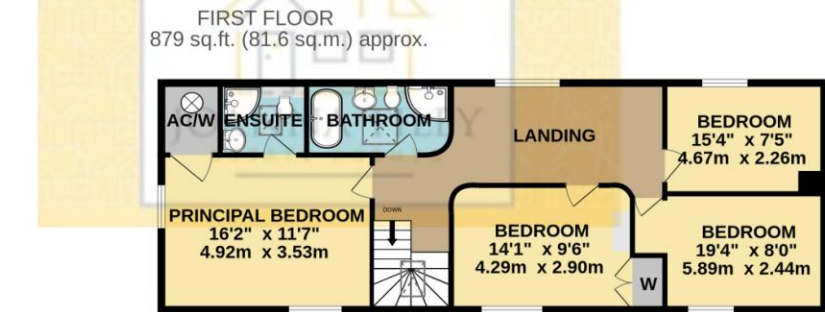
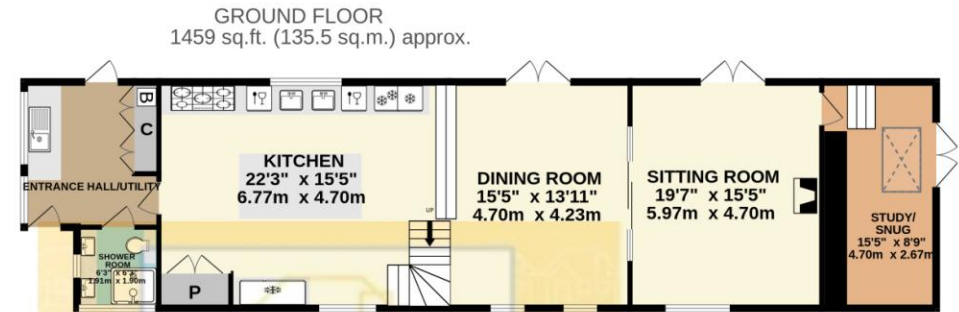
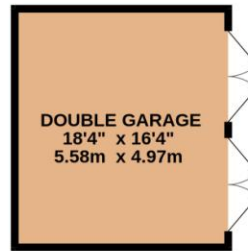
BEDROOM 19'4" x 8'0"

BEDROOM 14'1" x 9'6"

BATHROOM 10'7" x 5'6"

### Outside

GARAGE 18'4" x 16'4"



### BARN CONVERSION

TOTAL FLOOR AREA: 2337 sq.ft. (217.1 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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		