



Quince Cottage, Wick Road, Bishop Sutton, Bristol, BS39 5XQ

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- Character Cottage in Superb Village Location
- In Need of Updating
- Period Features Throughout
- Sitting Room with Feature Fireplace
- Traditional Country Kitchen
- Flexible Layout with 2/3 Bedrooms
- Bathroom
- Pretty Country Garden with a Patio Area
- Mature front Garden Enhancing Kerb Appeal
- Walking Distance to Village Amenities



Charming Character Cottage Bursting with Potential!

This cottage is a delightful period home brimming with original features and offering exciting potential to modernise and extend (STPP). Tucked away in a sought-after village setting, this charming cottage is ready for its next chapter. Step into the inviting sitting room, where exposed beams and a traditional fireplace create a cosy, welcoming atmosphere. The kitchen maintains its classic charm with fitted cabinets, a handy pantry, and even a traditional bread oven. There's also space for dining, making this a practical and homely heart of the house.

A door from the kitchen leads out to a patio and secure, terraced rear garden, ideal for relaxing or entertaining outdoors.

Upstairs, the main double bedroom boasts generous built-in wardrobes and its own feature fireplace. The family bathroom is also on this floor. A loft room, currently used as a second bedroom, offers flexibility, and the large landing provides an opportunity to reconfigure and potentially create a third bedroom-ideal for growing families or guests.

Outside, you'll find both front and rear gardens, and the property is offered with no onward chain, making for a smooth and straightforward move. With tremendous scope to enhance and add value, Quince Cottage is a rare gem in the village market.

Don't miss the chance to make this enchanting home your own!

Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by. The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which 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+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ROOM DIMENSIONS

Ground Floor

SITTING ROOM 15'0" x 12'0"

KITCHEN/BREAKFAST ROOM

18'11" x 9'1"

First Floor

BEDROOM 10'0" x 9'1"

LANDING/STUDY AREA 13'1" x 12'3"

BATHROOM 9'0" x 5'1"

Second Floor

BEDROOM 13'0" x 12'1"



2ND FLOOR
147 sq.ft. (13.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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