



Apartment 2 Sutton Court, Stowey, Pensford, Bristol, BS39 4DN

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- Impressive Apartment in 16th Century House
- Stunning Property with Period Features Throughout
- Three Bedrooms, Two with En-suites
- Beautifully Proportioned Sitting Room
- Large Kitchen/Breakfast Room
- Beautiful Views of Gardens
- Set in Extensive Grounds of 14 Acres
- Tennis Court and Lake
- Double Garage and Parking
- NO FORWARD CHAIN



STYLISH AND SPACIOUS PERIOD APARTMENT

Sutton Court was originally built in 15th and 16th centuries and was converted into stylish private apartments in 1989. It is in the most idyllic setting from the sweeping tree-lined driveway to the stunning grounds, extending to 14 acres, which include tennis courts, an ornamental lake, a lavender walk and beautiful period features. It is within easy reach of both Bath and Bristol.

This home offers spacious, flexible living with beautiful period features and yet with a contemporary and stylish feel.

Entering Sutton Court via the main entrance door and across a large entrance hall is the door to Apartment 2. Inside you will find spacious accommodation set out on two levels. To the ground floor is a large hallway with high ceilings and ornate cornices. The elegant sitting room has a large stone fireplace, wood panelling and a large sash window taking in the vista that is Sutton Court's gardens!

The impressive kitchen/breakfast room is fitted with a good range of cabinets and a large central island. There are French doors providing a side access to the garden and again large windows with the views down to the lake. A useful utility space leads from the kitchen.

Leading from the hallway are two large bedrooms, the principal of which has a luxury fitted shower room ensuite and large fitted wardrobes. The second large double bedroom has a shower room conveniently located adjacent to it.

To the lower ground floor, accessed via stairs from the hallway, is another very spacious bedroom with an ensuite bathroom.

There is parking available outside of the main house, plus a separate double garage with parking.

This impressive period home has so much to offer – give us a call and we will be delighted to show your round.

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.





ROOM DIMENSIONS

Ground Floor

HALLWAY 20'5" x 5'0"

SITTING ROOM 20'0" x 24'6"

KITCHEN/BREAKFAST ROOM 12'4" x 21'5"

UTILITY 4'4" x 4'5"

PRINCIPAL BEDROOM 18'3" x 16'10"

ENSUITE 12'7" x 3'8"

BEDROOM 11'5" x 15'8"

SHOWER ROOM 4'4" x 5'2"

Lower Ground

BEDROOM 14'0" x 16'5"

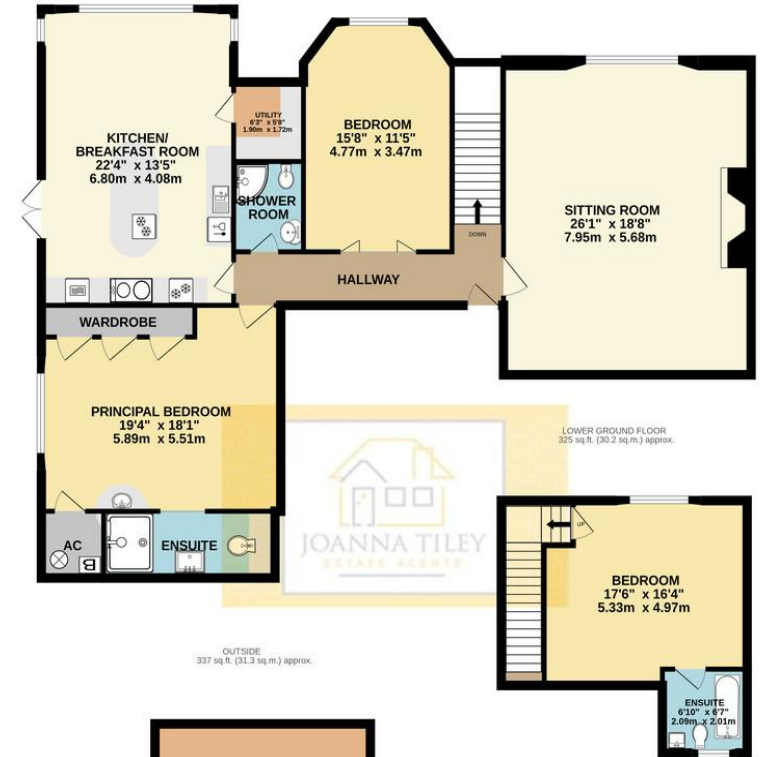
ENSUITE 6'2" x 5'2"

Outside

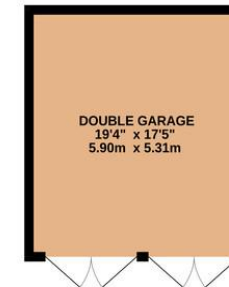
DOUBLE GARAGE 17'5" x 19'4"



GROUND FLOOR
1684 sq. ft. (156.4 sq. m.) approx.



OUTSIDE
337 sq. ft. (31.3 sq. m.) approx.



TOTAL FLOOR AREA : 2346 sq. ft. (217.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	31 F	
1-20	G		



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