



The Lodge, Wick Road, Bishop Sutton, Bristol, BS39 5XD

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- Detached Period Cottage
- Full of Period Features and Charm
- Country Style Kitchen with Aga
- Stunning Glass Conservatory
- Two further Reception Rooms with beams and fireplace
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Cottage Gardens and Sunny Sitting Areas
- Parking and Garden
- Walking Distance to Village Amenities



A Charming Country Cottage with Flexible Living Space

With parts of the house dating back over 250 years, The Lodge is a delightful, detached period cottage set in mature gardens, complete with parking and a garage.

Beautifully improved over the years, the property is full of character with exposed timbers together with natural and painted stone walls. Its adaptable layout makes it ideal for a wide range of buyers seeking a charming village home.

Inside, the country-style kitchen features an AGA and space for a farmhouse table - perfect for family gatherings. A stable door opens to a bright glass conservatory, currently used as a utility/playroom but equally suited as a sunny garden sitting room.

The cosy lounge boasts a stone fireplace with a wood-burning stove, and there's also a separate dining room, again with an attractive fireplace and exposed beams.

Upstairs, there are three bedrooms, including one with a modern en-suite. A separate wing provides a double bedroom, a study or fifth bedroom, and a modern bathroom - ideal for guests, multigenerational living, or home working.

Outside, the property has a driveway with parking and garage. The front and rear courtyards lead to a further enclosed mature gardens featuring fruit trees and a vegetable plot, creating a true cottage-garden feel.

The Lodge is a unique and flexible home, perfect for those seeking a village lifestyle.



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. The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. 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.





ROOM DIMENSIONS

Ground Floor

Sitting Room: 18'9" x 11'5" (5.72m x 3.48m)
 Dining Room: 15'6" x 11'6" (4.72m x 3.51m)
 Kitchen: 20'1" x 12'5" (6.11m x 3.78m)
 Garden Room: 27'1" x 9'8" (8.26m x 2.95m)
 Bedroom: 13'9" x 8'6" (4.19m x 2.60m)
 Study/Bedroom: 9'5" x 6'6" (2.86m x 1.97m)
 Bathroom: 9'5" x 5'10" (2.86m x 1.78m)

First Floor

Bedroom: 12'9" x 11'7" (3.89m x 3.52m)
 Bedroom: 11'4" x 9'1" (3.45m x 2.77m)
 Bedroom: 9'6" x 8'3" (2.90m x 2.51m)
 Ensuite: 5'8" x 4'3" (1.83m x 1.63m)

Garage: 12'5" x 8'11" (3.78m x 2.71m)
 Workshop: 8'11" x 6'1" (2.71m x 1.86m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 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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