



Manor Cottage, 77 Parsonage Lane, Winford, Bristol, BS40 8DN

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- Pretty Semi-Detached Cottage
- Traditional Style Kitchen and Utility
- Four Reception Rooms
- Principal Bedroom with En-suite and Juliet Balcony
- Three Further Doubles Bedrooms
- Family Bathroom with Separate Shower
- Large Garden with Far Reaching Views
- Garage, Carport and Parking for multiple Vehicles
- Semi-Rural Location
- Walks from your Doorstep



Set on the rural edge of the village, this characterful semi-detached cottage offers a comfortable and spacious home in a peaceful setting. The property combines traditional features with generous and flexible living space, creating a relaxed and easy place to live. A central hallway leads to a snug, a dining room and a separate study providing flexible spaces for everyday living. The study was converted from a cloakroom and could easily revert to this use. The large sitting room runs from the front to the back of the house and is a calm, inviting space, with a cosy wood-burning stove. The solid wood kitchen is well fitted and practical, with a useful utility room leading off, and opens into a spacious garden room overlooking the garden. Upstairs are four good-sized double bedrooms, including a stylish principal bedroom with an en-suite shower room and Juliet balcony. The family bathroom is fitted with both a separate shower and a roll-top bath. Outside, the pretty cottage garden is generous and well established, offering a wonderful space to sit with your morning coffee and enjoy the quiet countryside surroundings. A garage and car port provide convenient parking and storage.

This is a warm and welcoming home on the edge of village with character, space and a lovely rural outlook – please give us a call to arrange your viewing!



Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food. Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





Ground Floor

HALL - 5'9" x 6'11"
 STUDY/CLOAKROOM 10'6" x 8'0"
 SNUG 17'2" x 12'3"
 DINING ROOM 14'10" x 9'11"
 SITTING ROOM 11'1" x 16'11"
 KITCHEN 14'9" x 7'9"
 UTILITY ROOM 6'0" x 6'0"
 CONSERVATORY 11'7" x 13'1"

First Floor

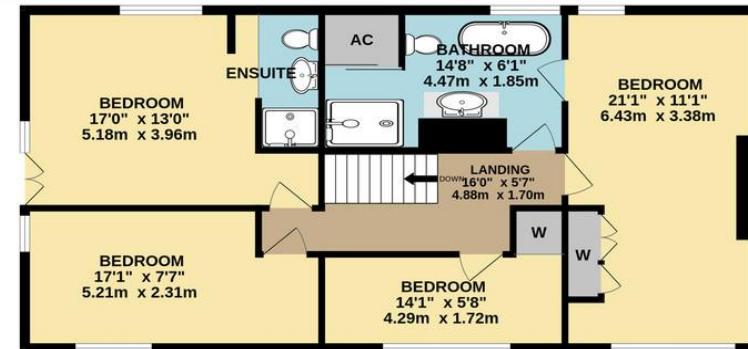
LANDING 16'0" x 5'7"
 BEDROOM 17'0" x 13'0"
 ENSUITE 5'5" x 8'7"
 BEDROOM 17'1" x 7'7"
 BEDROOM 14'10" x 5'8"
 BEDROOM 11'1" x 21'1"
 BATHROOM 14'8" x 6'11"

Outside

CAR PORT 9'10" x 15'8"
 GARAGE 12'0" x 15'8"



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | 51 E |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA: 2106 sq.ft. (195.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. 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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Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com