



The Cottage, Wells Road, Dundry, Bristol, BS41 8NE

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- Detached Period Cottage
- Two Reception Rooms, One with Feature Inglenook Fireplace
- Shaker-Style Kitchen with Wood Worktops
- Utility Room
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom with Separate Shower
- Garden with Mature Borders
- Double Garage and Parking
- No Forward Chain



Best of Both Worlds

The Cottage is a characterful detached cottage located in an elevated position affording panoramic views towards Bristol and adjoining open countryside.

This spacious home has been tastefully renovated throughout to a high standard perfectly blending period charm with contemporary comfort. This home retains original features such as a deep inglenook fireplace and beams. The ground floor comprises a welcoming reception hall with a feature fireplace, a dining room with French doors opening to the garden, and a welcoming sitting room boasting a striking stone fireplace and wood-burning stove.

The attractive shaker-style kitchen offers ample storage and a breakfast bar, complemented by a practical utility room. Upstairs, the accommodation includes a generous principal bedroom with ensuite shower room, three further well-proportioned bedrooms, and a family bathroom with both a bath and separate shower.

Outside there is a conservatory and a patio area – perfect for al fresco dining – and a lawn surrounded by established planting. The property also benefits from a double garage, ample parking, and an additional garden area with a gated access to the lane.

Viewing is highly recommended to fully appreciate this lovely home. – please do give us a call to arrange your viewing!

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well-regarded Church of England Primary School. The Chew Valley is renowned for its beauty, and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by. The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to the national train network. Access to both the M4 and M5 are within a reasonable distance.





ROOM DIMENSIONS

Ground Floor

PORCH 4'11" x 3'4"
 RECEPTION HALL 10'0" x 14'10"
 SITTING ROOM 19'11" x 14'1"
 DINING ROOM 13'4" x 11'0"
 KITCHEN/BREAKFAST ROOM 10'10" x 15'9"
 UTILITY ROOM 13'0" x 5'0"
 CONSERVATORY 12'3" x 7'1"

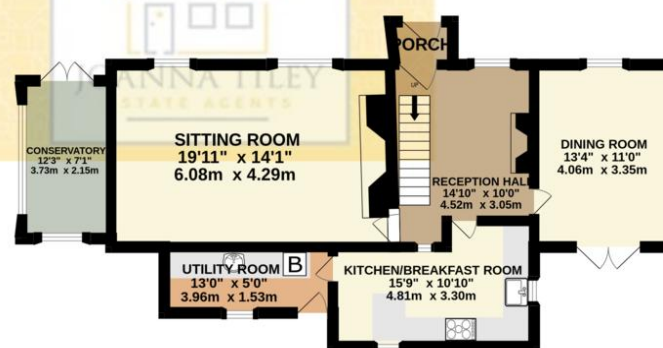
First Floor

PRINCIPAL BEDROOM 17'7" x 14'5"
 ENSUITE 5'2" x 6'11"
 BEDROOM 10'11" x 11'1"
 BEDROOM 11'1" x 13'4"
 BATHROOM 7'8" x 7'4"
 BEDROOM 8'8" x 8'0"

1ST FLOOR
 726 sq.ft. (67.4 sq.m.) approx.

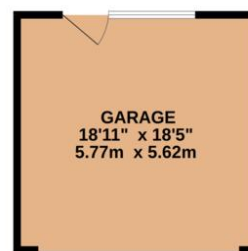


GROUND FLOOR
 1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 1966 sq.ft. (182.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 not 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		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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