



THE OLD POST OFFICE

CHEW STOKE, BS40



THE OLD POST OFFICE, THE STREET, CHEW STOKE, BS40 8UU

A most attractive period house with annexe, beautifully presented,
situated in the centre of this very popular village.



4-5



3-4



2-3

EPC

D

Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

Self-contained one bedroom annexe, private walled garden, parking for 2-3 cars.

Services: All mains services connected. Gas fired central heating, part underfloor heating, double glazed windows.

Guide price: £950,000



THE PROPERTY

The Old Post Office dates from the 1700s with later additions. It is an attractive stone built L shaped house with Georgian style windows overlooking its walled and private garden, situated in a very pretty village setting. The interior is charming. It is extremely well presented and has a warm and friendly atmosphere. The rooms are light and all principal rooms on the ground floor look onto the garden with the dining room having bifold doors opening to the garden.

There are light wood effect floors, and sanded beamed ceilings. The reception hall has a woodburning stove as does the atmospheric sitting room with simple coved ceiling cornice. The kitchen breakfast room is well fitted with wood painted units, a peninsular unit/breakfast bar and integrated appliances include a Rangemaster gas cooker. A French door opens to the garden.









On the first floor the four bedrooms are arranged off an L-shaped landing. The bathroom and shower room are well appointed and contemporary, with the shower room adjoining the principal bedroom.

The Annex

The adjoining self contained annex, with its own private entrance, was converted from store rooms and completed by the present owners in November 2025. The interior is stunning and contemporary and is currently let out on a B&B or short term letting basis. The open plan living room/kitchen has a wood effect floor in a herringbone style and the kitchen is fitted with integrated appliances. The first floor has one bedroom with en suite shower room. The annex benefits from electric heating throughout.







OUTSIDE

The Old Post Office is approached through double gates giving access to a flagstone style courtyard parking for two/three cars.

The enclosed garden is very private and walled. Immediately outside the breakfast kitchen and dining room a stone paved area with a wisteria covered pergola is ideal for entertaining. The low maintenance garden is principally laid to level lawn with borders planted with flowering plants and shrubs.





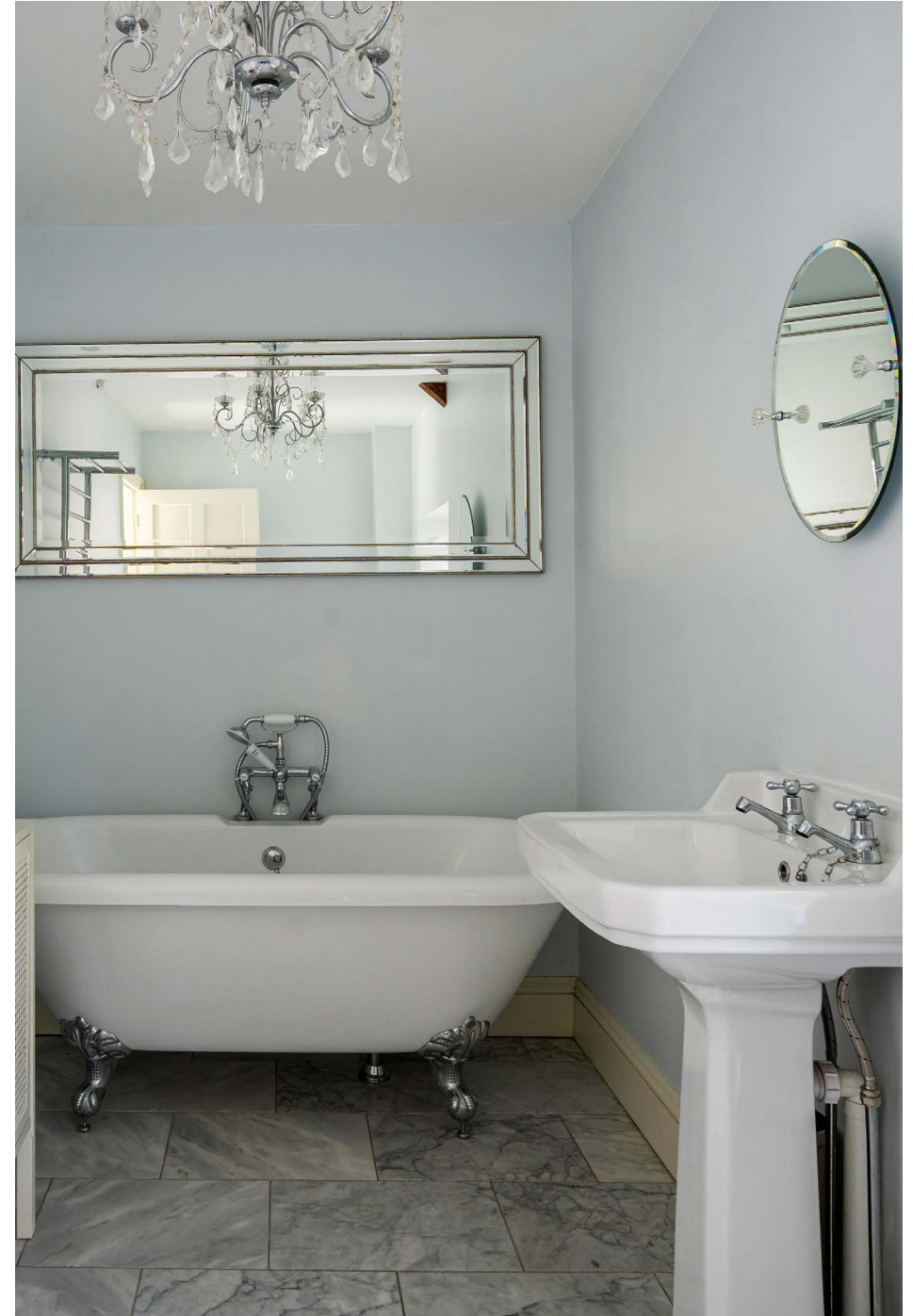


SITUATION

Chew Stoke is a much sought after pretty and unspoilt village with a strong community situated at the northern end of Chew Valley Lake. A stream runs through the village. There is a village hall, primary school, church, pub, health centre and convenience store. A wider range of shopping facilities are available in Chew Magna.

Secondary schooling is available at the well-respected Chew Valley Academy in Chew Stoke. Private schools are available at Wells Cathedral, Millfield at Street, Sidcot Quaker School at Sidcot, and at an excellent choice in Bristol.

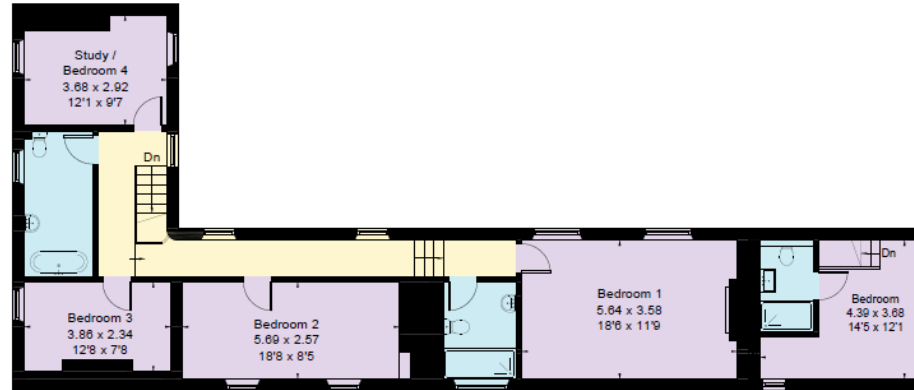
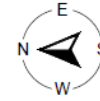
Directions: Pass the Stoke Inn, in Chew Stoke, on the right-hand side. Take the next turning right into Pilgrims Way and follow the road ahead driving over a little bridge. The Old Post Office is seen on the left-hand side. The entrance is accessed from The Street and is the second property along on the left-hand side.





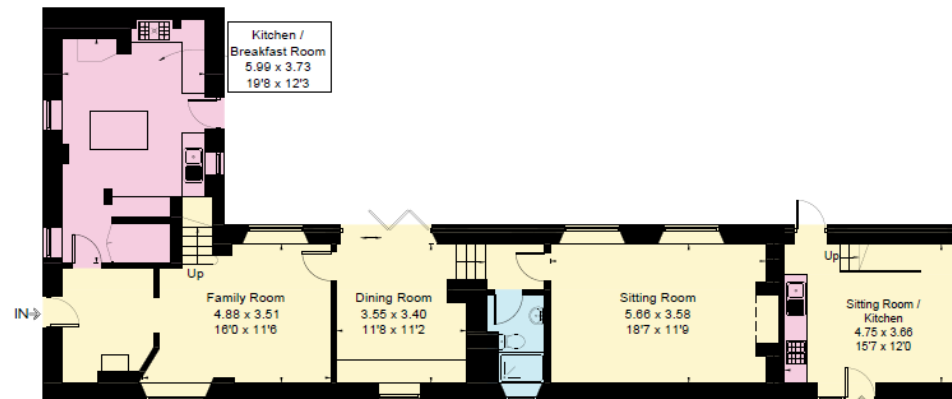
The Old Post Office, The Street, Chew Stoke Bristol, BS40 8UU

Gross Internal Area (Approx.)
Main House = 180.1 sq m / 1939 sq ft
Annexe = 34.2 sq m / 368 sq ft
Total = 214.3 sq m / 2307 sq ft



First Floor

Annexe



Ground Floor

Annexe



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113617

Approximate Gross Internal Area = 245.2 sq m / 2642 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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