



Manor Farm Cottage, Stowey, Bishop Sutton, Bristol, BS39 5TH

- Detached Stone Built Cottage 1543sq. ft
- Luxury Kitchen with Island
- Two Reception Rooms Plus a Study
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Luxury Bathroom
- Garage and Parking
- Enclosed Garden
- Out Building
- No Forward Chain



Chocolate Box Cottage!

Stone-built, light and bright throughout and beautifully restored – in the heart of the pretty hamlet of Stowey!

Simply move in, unpack and enjoy this beautifully restored four-bedroom home, dating back to the 1800s and beautifully presented throughout, yet still retaining its period farm cottage charm.

Step into the hallway – a wide and spacious entrance hall which sets the tone for the generous space throughout this home. Leading from here is a downstairs loo, utility room and home study – so useful for working from home, homework and a home office! This home really flows well.

The kitchen is well fitted with a great range of quality kitchen cabinets, providing lots of storage space and integrated appliances. A large central island compliments the space, and there is a great space for dining – a perfect space to entertain with family and friends. There are two well-proportioned reception rooms, both with wood burners. Both are currently used as sitting rooms but offer the potential to use one as a formal dining room. Both have dual-aspect windows, and in one there is an old safe embedded into the wall – a lovely relic from the past!

To the first floor, leading from the spacious landing, are four bedrooms, the principal of which has a stylish ensuite shower room. There is a stylish family bathroom with both a freestanding bath and separate shower.

The property is approached via a 5-bar gate opening onto the driveway, which has parking for several vehicles. There is a front garden and lovely wrap-around back garden – mostly lawned with borders and mature shrubs, together with seating areas. A great space to enjoy a glass of something chilled or your morning coffee – ideal for alfresco dining.

There is a stone-built garden store which has the potential to be developed into a workspace – subject to building consent.

Please do give us a call to view this lovely home.

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 hairdressers, 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

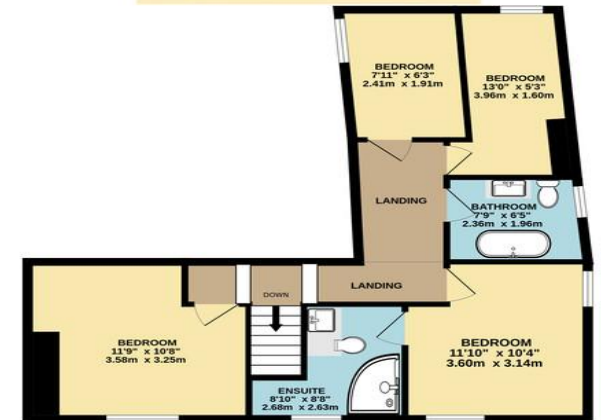
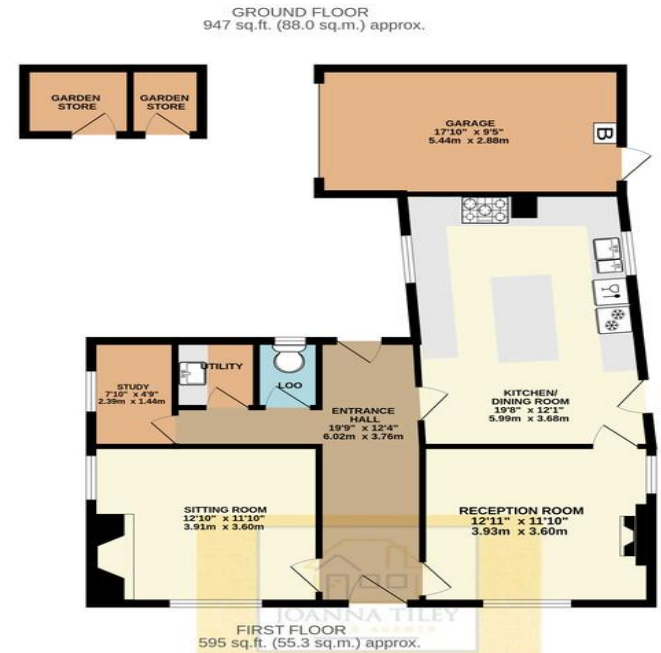
ENTRANCE HALL 12'4" x 19'9"
 SITTING ROOM 12'10" x 11'10"
 RECEPTION ROOM 12'11" x 11'5"
 KITCHEN/DINING ROOM 12'1" x 19'8"
 STUDY 4'9" x 7'10"
 UTILITY ROOM 4'7" x 4'5"
 LOO 2'10" x 4'6"

First Floor

BEDROOM 9'8" x 11'11"
 ENSUITE 8'10" x 8'8"
 BEDROOM 10'8" x 11'9"
 BEDROOM 6'3" x 7'11"
 BEDROOM 5'3" x 13'0"
 BATHROOM 7'9" x 6'5"

Outside

GARAGE 17'10" x 9'5"
 GARDEN STORE 6'0" x 5'0"
 GARDEN STORE 4'0" x 5'0"



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no of doors, windows, rooms and any other items are approximate and no responsibility is taken if omission or mis-statement. This plan is for illustrative purposes only and should be used as a prospective purchaser. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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