



4 Pine Court, Chew Magna, Bristol, BS40 8SQ

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- Sought After Central Village location
- In Need of Renovation
- Private Entrance Hall
- Garden Room with Access to Private Garden
- Sitting Room/Dining Room
- Fitted Kitchen
- Three Good Sized Bedrooms
- Bathroom
- Balcony With Views of Garden
- Parking and Garage

Situated in a highly sought-after location within one of the Chew Valley's premier villages, this property offers a wonderful opportunity for improvement and enhancement. Now requiring renovation, it provides generous and flexible accommodation throughout.

The ground floor comprises a private entrance hall with a staircase rising to the first floor. From the hall, a garden room creates a pleasant connection to the private rear patio garden. Also on this level is a single garage, offering valuable storage and parking.

The main living accommodation is located on the first floor and includes a sitting room, separate dining room, and a fitted kitchen. There are three well-proportioned bedrooms, one of which benefits from a balcony overlooking the garden, along with a family bathroom.

With its enviable location and clear potential to update and add value, this property represents an exciting opportunity

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar, JARS, a sustainable delicatessen and barista bar as well as the Wine Rooms.

The village has a Co-op Supermarket, café, Post Office, florist, pharmacy and an independent gift shop. The excellent butcher shop on the High Street is very popular with Valley locals.

This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.

The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form.

The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

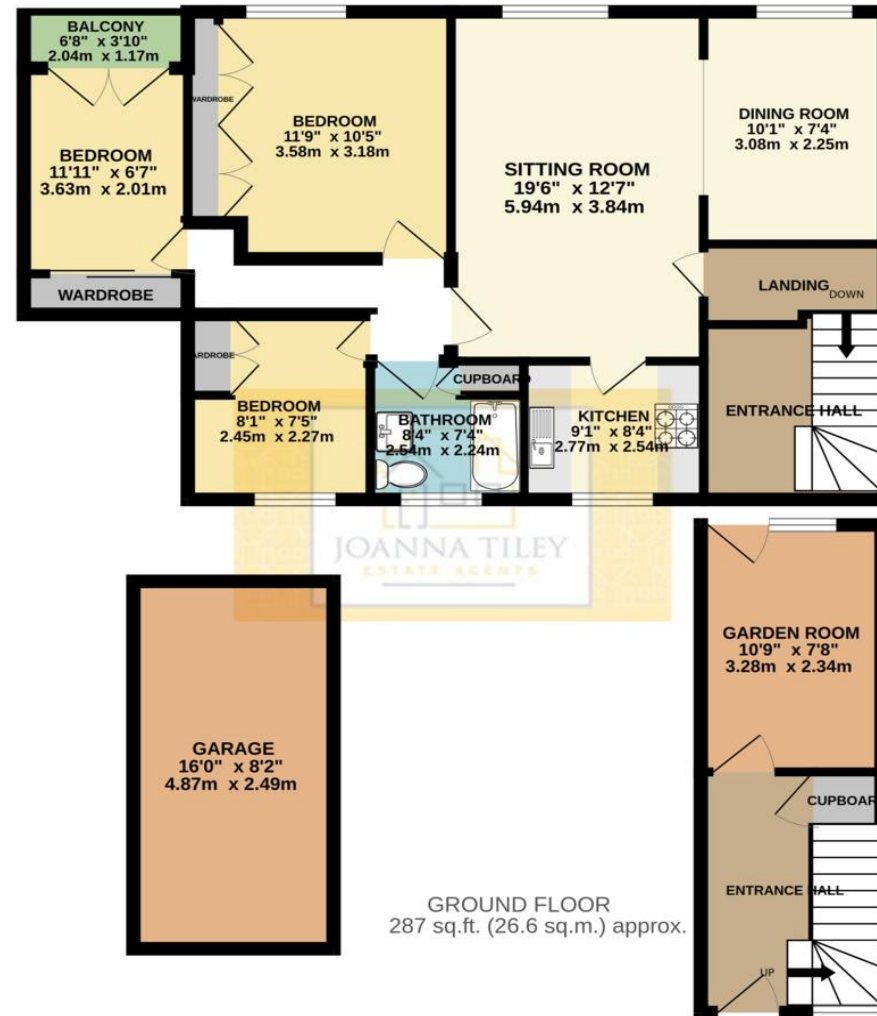
First Floor

ENTRANCE HALL 7'8" x 10'6"
 GARDEN ROOM 7'8" x 10'9"
 LANDING 7'6" x 3'6"
 SITTING ROOM 12'7" x 19'6"
 DINING ROOM 7'4" x 10'1"
 KITCHEN 9'1" x 8'4"
 BATHROOM 7'4" x 8'4"
 BEDROOM 10'5" x 11'9"
 BEDROOM 7'5" x 8'1"
 BEDROOM 6'7" x 11'11"
 BALCONY 6'8" x 3'10"
 Outside
 GARAGE 8'2" x 16'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 1115sq.ft. (103.6 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 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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