



The Old Stables, 2b High Street

# The Old Stables, 2b High Street, Chew Magna, Bristol, BS40 8PW

- Character Cottage
- Kitchen/Breakfast Room
- Two Reception Rooms
- Vaulted Ceilings
- Downstairs Loo
- Two Double Bedrooms
- Family Bathroom
- Courtyard Garden
- Heart of the Village
- No Onward Chain



## **A beautifully presented and characterful stone-built cottage located in the heart of vibrant Chew Magna.**

Built in the 1800s, The Old Stables retains many period features and yet offers contemporary modern living.

The welcoming Victorian-style tiled entrance hall leads to two reception rooms, the first would beautifully lend itself to being a study, library or ground floor bedroom.

The kitchen features internal stone walls; wooden beams and a handy little niche currently used for storing wine. Fitted with a beautiful range of shaker-style cabinets and plenty of worktop space, this kitchen is perfect for home baking and creating marvellous meals.

The sitting room has a wonderful, vaulted ceiling and herringbone flooring. Patio doors open out to the pretty, walled courtyard garden, perfect for a morning coffee or a glass of something chilled in the evening.

Upstairs is an open landing, currently used as an office area and two good sized double bedrooms both with vaulted ceilings with exposed beams. A stylish family bathroom with separate shower completes this charming cottage.

**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.

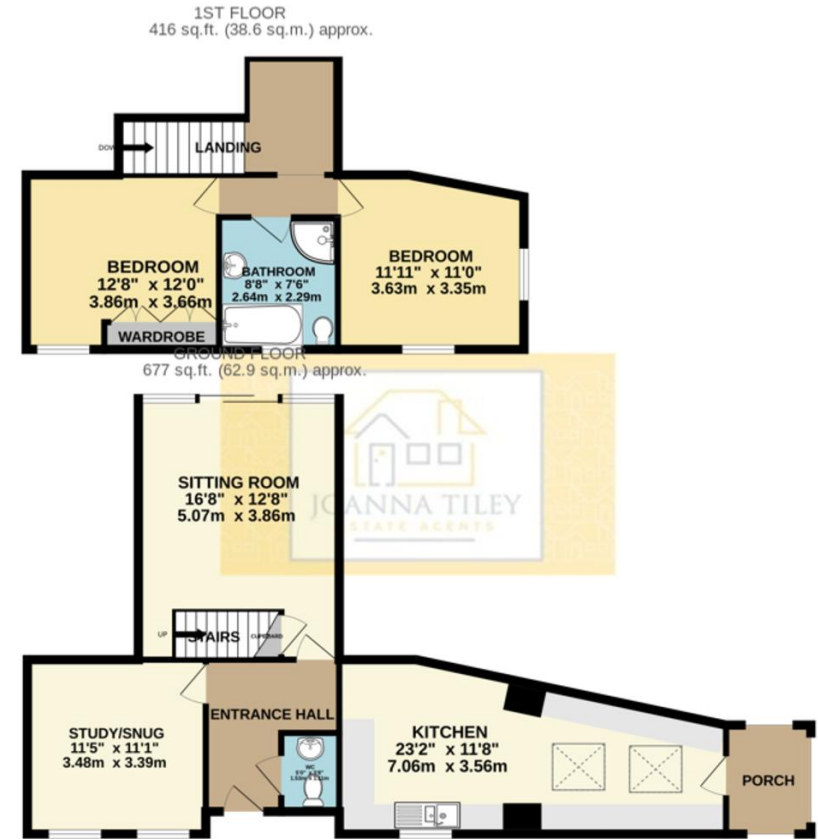
The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance.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





### ROOM MEASUREMENTS

Ground Floor  
 ENTRANCE HALL 9'11" x 6'9"  
 LOO 5'0" x 3'8"  
 SNUG/OFFICE 11'5" x 11'1"  
 SITTING ROOM 12'8" x 16'8"  
 KITCHEN/BREAKFAST ROOM 23'2" x 11'8"  
 First Floor  
 BEDROOM 12'0" x 12'8"  
 BEDROOM 11'11" x 11'0"  
 BATHROOM 7'6" x 8'8"



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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