



30 High Street, Chew Magna, Bristol, BS40 8PW

- Pretty Period Cottage
- Village Location with Walks on Your Doorstep
- Entrance Hall with Herringbone Flooring and Loo
- Sitting Room with Feature Fireplace with Wood Burner
- Well-Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Sunny Garden with Wood Stores
- Garden Room/Office
- Rear Pedestrian Access to the High Street via Crickback Lane



What a little gem!

Dating back to 1750, this charming cottage is full of character and beautifully presented, offering a wonderfully relaxed village lifestyle. A welcoming entrance hall provides plenty of space for coats and muddy wellies before leading into the cosy sitting room. Here, a feature fireplace with wood burner creates a lovely focal point, while herringbone flooring adds timeless style. To the rear, the country-style kitchen has ample storage and a stable door opening onto the garden. There is also the added convenience of a useful ground-floor loo. Upstairs, there are two comfortable double bedrooms, both sharing the family bathroom - perfect for a couple, small family or those looking for a characterful village retreat.

Outside, the garden has been thoughtfully designed as a relaxing space to enjoy long lunches, morning coffees or an evening drink in the sunshine. Well-stocked borders and established trees create a wonderfully private and tranquil feel. And then there is the recently added garden room which could be used as an office, studio or a cosy space curl up with a book.

A beautifully presented period cottage with bags of charm, a lovely garden and a lifestyle that makes the most of village living. We look forward to showing you around.

Chew Magna is a highly sought-after village in the heart of the Chew Valley, within walking distance of the beautiful Chew Valley Lake, renowned for its fishing and sailing facilities.

The village offers an excellent range of amenities, including a selection of popular pubs, restaurants, and cafés. These include The Lazy Lobster seafood and wine bar, JARS delicatessen and barista bar, and The Wine Rooms. There is also a Co-op supermarket, Post Office, pharmacy, florist, café, independent gift shop, and a well-regarded butcher on the High Street.

A vibrant and active community, Chew Magna is home to cricket, rugby, and football clubs, appealing to a wide range of residents and contributing to its strong village atmosphere.

The village is well served by local schools, with Chew Magna Primary School proving popular with families and Chew Valley School offering highly regarded secondary education and an excellent sixth form.

Chew Magna is conveniently located for commuting to both Bristol and Bath, with a regular bus service to Bristol. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing connections to London and the wider national rail network. The M4 and M5 motorways are both easily accessible, while Bristol Airport offers a wide range of domestic and international flights.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 6'7" x 10'8"

LOO 6'7" x 2'9"

SITTING ROOM 12'2" x 14'0"

KITCHEN 10'6" x 13'0"

First Floor

LANDING 10'5" x 20'20"

BEDROOM 10'6" x 13'7"

BEDROOM 8'4" x 14'2"

BATHROOM 7'4" x 9'7"

Outside

GARDEN ROOM 10'9" x 7'5"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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