



Lydes Farm, Stowey, Bristol, BS39 4DW

- Country Residence in Extensive Grounds
- Impressive Tree-Lined Driveway
- Five Reception Rooms
- Bespoke Kitchen with Aga
- Principal Bedroom Suite
- Guest Bedroom Suite
- Three Further Double Bedrooms
- Luxury Family Bathroom
- Garage Block with Ample Parking
- No Forward Chain



A truly stunning country residence, set within meticulously maintained grounds. Approached via a sweeping tree-lined drive, this home is a masterclass in design and restoration, lovingly created by its current owners to combine timeless charm with contemporary comfort.

The welcoming and spacious reception hallway with a stylish quarry-tiled floor, sets the tone for the home, from which all principal reception rooms flow effortlessly. The Drawing Room features an attractive Bath Stone fireplace and French doors opening to a Mediterranean-style courtyard, offering a peaceful retreat. The generously proportioned dining room is perfect for both relaxed dinner parties and family gatherings.

At the heart of the home, a bespoke hand-built kitchen boasts abundant storage, granite work surfaces, and an Aga, seamlessly connecting to a bright breakfast room with bi-folding doors that lead to a sunny terrace overlooking the gardens. The family room, complete with a wood burner, and the study, with its flagstone floors, complete the inviting living spaces. On a practical level, a well-appointed utility and boot room are conveniently positioned with direct access to the garaging.

The luxurious principal bedroom suite features a bespoke walk-in dressing room and a stylish, thoughtfully designed bathroom. A guest suite with custom wardrobes and an ensuite, alongside three further double bedrooms with bespoke storage, share a beautifully appointed family bathroom.

Externally, the property is set within extensive lawns and mature trees, creating a parkland feel, with Lydes Brook meandering along the boundary. Surrounded by farmland and nestled in the heart of the Chew Valley, the home offers a rare combination of tranquillity and accessibility.

Offered to the market for the first time in over 30 years, this exceptional residence reflects the love and care of its owners, who now wish to pass it on to the next fortunate owners.



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 Budgens 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 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

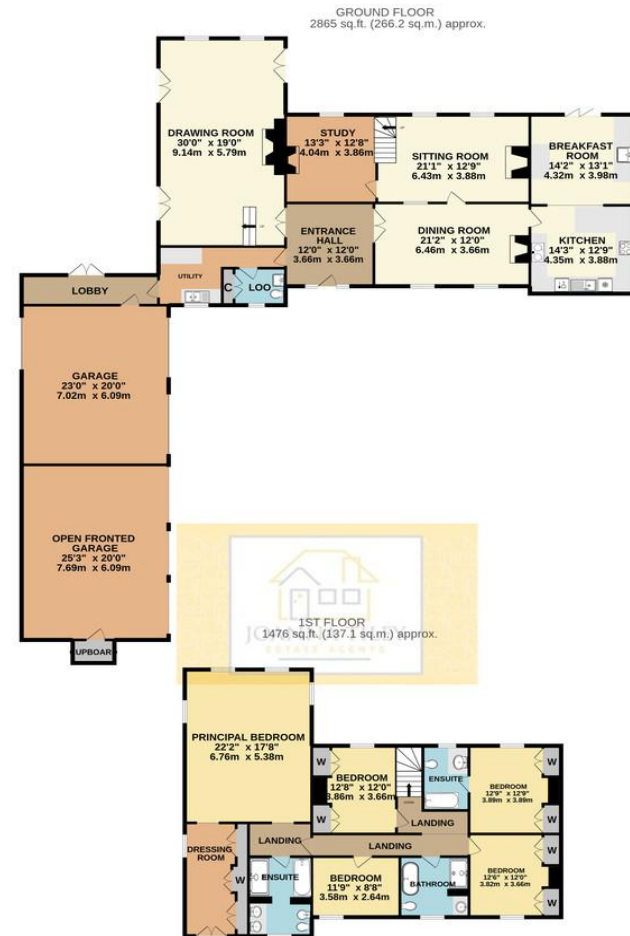
ENTRANCE HALL 12'0" x 12'0"
 DRAWING ROOM 30'0" x 19'0"
 DINING ROOM 21'2" x 12'0"
 KITCHEN 14'3" x 12'9"
 BREAKFAST ROOM 14'2" x 12'1"
 SITTING ROOM 21'1" x 12'9"
 STUDY 13'3" x 12'8"
 UTILITY ROOM 10'3" x 8'6"
 LOBBY 18'7" x 4'4"
 DOWNSTAIRS LOO 7'1" x 5'4"

First Floor

PRINCIPAL BEDROOM 22'2" x 17'8"
 DRESSING ROOM 7'4" x 16'5"
 ENSUITE 11'6" x 8'9"
 BEDROOM 10'9" x 12'9"
 ENSUITE 6'3" x 9'4"
 BEDROOM 12'0" x 12'0"
 BEDROOM 11'9" x 8'8"
 BEDROOM 12'8" x 12'0"
 BATHROOM 8'5" x 9'5"

Outside

GARAGE 23'0" x 20'0"
 OPEN GARAGE 25'3" x 20'0"
 Garage has workshop space above
 accessed by external stairs



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 4341 sq.ft. (403.3 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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