



The Old Farmhouse, Stitchings Shord Lane, Bishop Sutton

The Old Farmhouse, Stitchings Shord Lane, Bishop Sutton, Bristol, BS39 5UA

- Dressed Stone Cottage c2000sqft
- Quiet Country Lane Location
- Period Features
- Large Garden both Front and Back
- Large Kitchen plus Boot Room
- Two Reception Rooms
- Four Double Bedrooms
- Large Family Bathroom
- Detached Garage + Outbuildings
- No Forward Chain



BEAUTIFUL DRESSED STONE COTTAGE on a QUIET COUNTRY LANE.

A lovely spacious home, full of character and charm, ideal for a growing family with a fabulous garden both to the front and to the rear. There are two large reception rooms, both with inglenook fireplaces featuring a wood burner and a bread oven. A great size kitchen/ breakfast/family room with direct access to the rear garden plus a walk-in pantry. The boot room doubles as a utility and there is of course an all-important downstairs loo.

Upstairs the 4 double bedrooms and a generous family bathroom all lead off from the landing and all rooms overlook the gardens.

Outside, the sweeping driveway offers plenty of parking plus a tandem detached garage. There are several outbuildings and one in particular would make a useful home office.

We are really excited about this property and so looking forward to showing you.

To top it all there is **NO FORWARD CHAIN!**

Bishop Sutton is the closest village to Chew Valley Lake where you can find Salt and Malt owned by Celebrity Chef Josh Eggleton. It's a lively village with tennis and football clubs and a village hall that can be hired for private events. Amenities include 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 (www.bishopsuttonstantondrew.co.uk). Chew Valley School is well regarded with an excellent sixth form. (www.chewvalleyschool.co.uk) 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 2'7" x 13'2"
 KITCHEN/BREAKFAST ROOM 12'4" x 19'8"
 SITTING ROOM 16'7" x 11'9"
 FAMILY ROOM 17'8" x 18'0"
 UTILITY ROOM 10'3" x 6'3"
 LOO 2'4" x 6'3"
 BOOT ROOM/PORCH 4'2" x 6'7"

First Floor

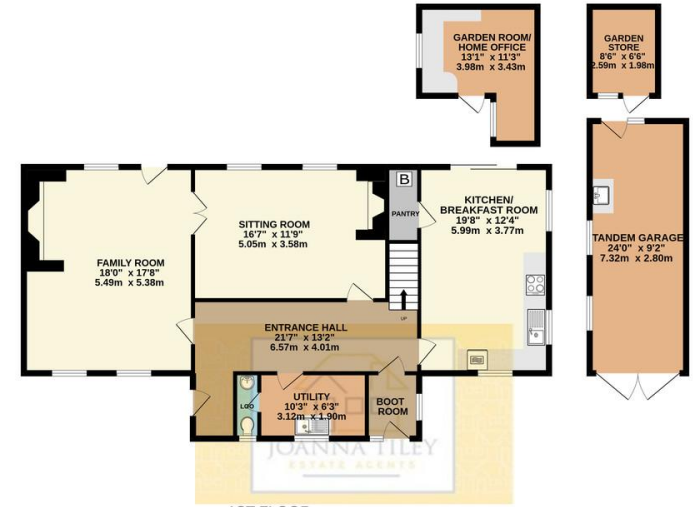
LANDING 28'5" x 13'3"
 BEDROOM 14'2" x 18'0"
 BEDROOM 9'5" x 14'5"
 BEDROOM 9'3" x 14'5"
 BEDROOM 10'3" x 10'3"
 BATHROOM 12'10" x 7'10"

Outside

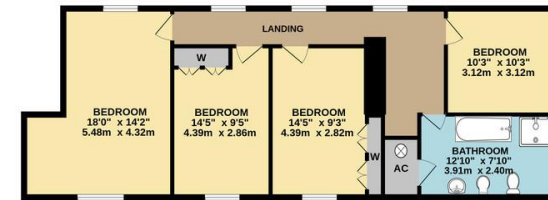
TANDEM GARAGE 9'2" x 24.0"
 GARDEN ROOM/HOME OFFICE 11'3" x 13'1"
 GARDEN STORE 6'6" x 8'6"



GROUND FLOOR
 1474 sq.ft. (136.9 sq.m.) approx.



1ST FLOOR
 858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 2332 sq.ft. (216.6 sq.m.) approx.
 While 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.
 Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 4b Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com