



Lydes Farm, Stowey, Pensford, Bristol, BS39 4DW

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- 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



Stunning country residence set in well-maintained grounds

Approached along a sweeping tree-lined drive this impressive property is a masterpiece, having been expertly designed and restored by its current owners. The welcoming and spacious reception hallway with quarry tiled floor is superb and all principal reception rooms flow from it. The Drawing Room has a feature Bath Stone fireplace and French doors to a Mediterranean style courtyard. The dining room has a fireplace and is large enough for the largest dinner parties and family celebrations. A bespoke hand-built kitchen has an array of storage with granite work surfaces and an Aga leading to the breakfast room with bi-folding doors to the sun terrace and views over the garden.

The family room with a wood burner and the study with flagstone floors complete the living areas. The utility and boot room areas are well situated with direct access to the garaging.

The principal bedroom suite has a feel of pure luxury with a bespoke walk-in dressing room to the stylish bathroom.

The guest suite has bespoke wardrobes and an ensuite bathroom. Three further double bedrooms benefit from bespoke wardrobes and share a luxury family bathroom.

Outside the property has extensive lawns and mature trees creating a parkland with Lydes Brook running along the boundary.

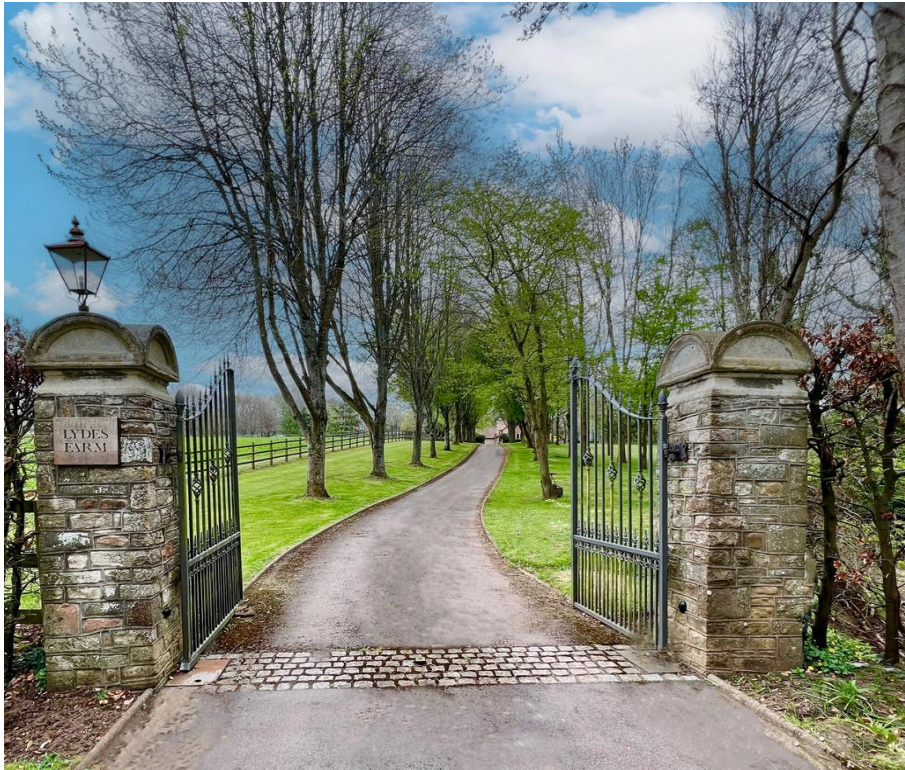
The property is surrounded by farmland and is situated in the heart of the Chew Valley.

We bring this property to the market for the first time in over 30 years as the owners have decided after many happy years it's time to move on.



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 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. (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

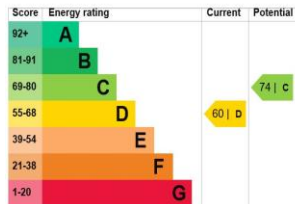
ENTRANCE HALL 12'0" x 12'0"
 DRAWING ROOM 30'0" x 19'0"
 DINING ROOM 21'2" x 12'0"
 KITCHEN 14'3" x 12'9"
 BREAKFAST ROOM 14'2" x 12'1"
 SITTING ROOM 21'1" x 12'9"
 STUDY 13'3" x 12'8"
 UTILITY ROOM 10'3" x 8'6"
 LOBBY 18'7" x 4'4"
 DOWNSTAIRS LOO 7'1" x 5'4"

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



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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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