





TOTAL FLOOR AREA: 495 sq.ft. (46.0 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 guidance 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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- In Need of Renovation
- Picturesque Village Centre Location
- Kitchen With Access To Garden
- Sitting Room
- Double Bedroom & Large Bathroom
- Period End-Terrace Cottage, c1720
- Courtyard Garden to Front and Side
- Level Rear Garden
- Lovely Walks from your Door
- Council Tax Band B

**COTTAGE IN NEED OF COMPLETE RENOVATION IN THE HEART OF CHEW STOKE!**  
Waiting to shine! This pretty end-terrace cottage is situated in a picturesque spot in the heart of the village and presents an opportunity to completely renovate and extend (subject to planning permission) to create a lovely home.

**Chew Stoke** is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including Doctor's Surgery, a popular pub, Village Hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt the latter two of which have beautiful views over the Lake. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew Stoke appealing to all ages. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family!

#### ROOM DIMENSIONS

Ground Floor  
SITTING ROOM 12'2" x 11'0"  
HALL 2'5" x 2'5"  
KITCHEN 12'2" x 11'0"  
First Floor  
BEDROOM 11'9" x 10'1"  
BATHROOM 12'2" x 8'0"  
LANDING 2'9" x 3'0"  
Outside  
LOO 2'2" x 4'5"



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