



3 The Cottages, Bishop Sutton

3 The Cottages, Wick Road, Bishop Sutton, Bristol, BS39 5XH

- Pretty Terraced Cottage
- Large Reception Room
- Kitchen/Breakfast Room
- Two Good Sized Bedrooms
- Stylish Shower Room
- Rear Entrance
- Parking and Garage
- Cottage Gardens to Front and Back
- Central Village Location
- Opportunity to Extend and Improve (subject to Planning)



Property Description

Very appealing terraced cottage in the heart of Bishop Sutton! The property is in a great location close to all amenities and retains some period features and woodwork.

This lovely home has a very pleasing and traditional layout. Entering from the cottage garden to the front into the useful entrance porch and then into the bright and spacious sitting room with exposed stone walls and two windows overlooking the front garden. From here enter into the kitchen breakfast room which has a range of fitted cabinets and a pantry cupboard. A window overlooks the garden to the rear.

The stairs to the first-floor lead from the kitchen up to a very spacious landing. There are two good double bedrooms and a stylish shower room, all with deep set windows overlooking the front and rear gardens.

Outside to the rear is a terrace and good-sized garden which leads to a parking area, the rear entrance to the property and a large garage.

There is potential to extend and update this home as others in the row of cottages have, subject to planning permission.

A great opportunity! No Onward Chain! Please give us a call to arrange your viewing.

Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which 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

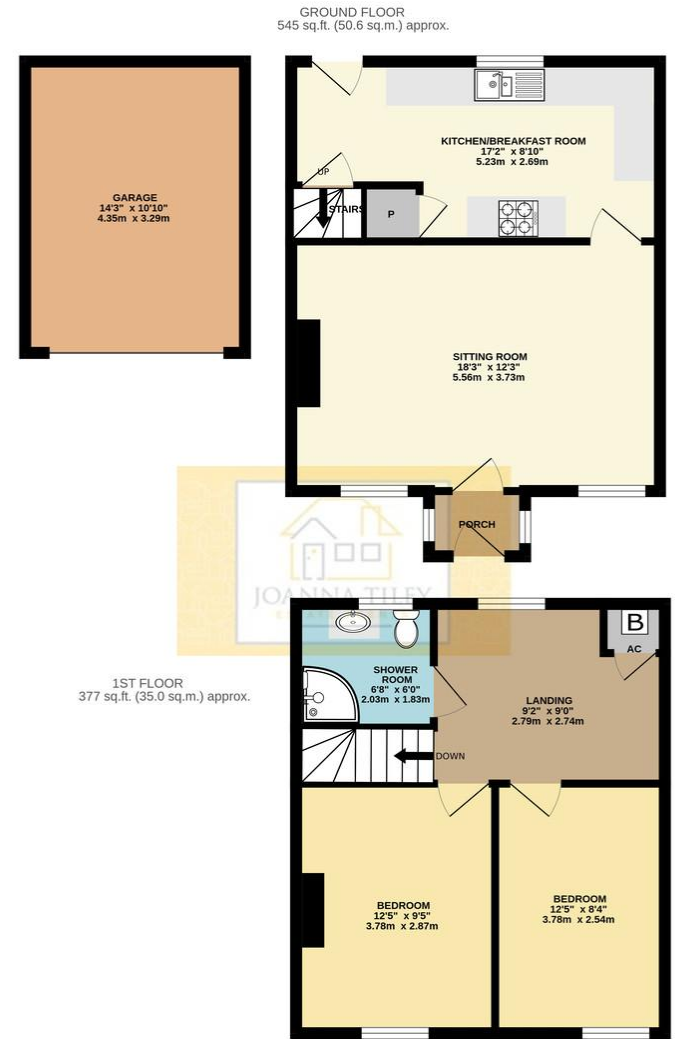
PORCH 4'9" x 3'2"
 SITTING ROOM 18'3" x 12'3"
 KITCHEN/BREAKFAST ROOM 17'2" x 8'10"

First Floor

LANDING 9'2" x 9'0"
 BEDROOM 9'5" x 12'5"
 BEDROOM 8'4" x 12'5"
 SHOWER ROOM 6'8" x 6'0"

Outside

GARAGE 10'10" x 14'3"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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