



The Old Bakehouse, The Street, Bishop Sutton, Bristol, BS39 5UZ

- Pretty Stone Built Terraced Cottage
- Central Village Location
- Large Sitting Room
- Kitchen/Family Room
- Utility Space and Downstairs Loo
- Four Great Sized Bedrooms
- Family Bathroom
- Enclosed Cottage Garden
- Parking Space
- Close to all Village Amenities



A deceptively spacious and well-presented stone-built terraced cottage in the heart of Bishop Sutton.

Dating back over 200 years, The Old Bakehouse is a charming four-bedroom home offering generous living space and an abundance of character.

To the front of the property is a large, light-filled sitting room with windows overlooking the street and ample space for relaxed family living. At the rear is a well-equipped kitchen/family room, perfect for dining and entertaining. Leading from the kitchen is a practical utility area and a convenient downstairs WC.

From the family room, stairs lead to the first floor where you will find four good-sized bedrooms, two with attractive period fireplaces. All bedrooms enjoy excellent natural light. The property also benefits from a well-appointed family bathroom featuring both a bath and a large separate shower.

The cottage garden to the rear, is mainly laid to lawn with a gravelled section and mature borders, together with a useful garden shed. It is an ideal space for outdoor relaxation - your morning coffee or a glass of something chilled! The cottage has the benefit of vehicle access to the rear and a single parking space. Please give us a call to arrange your viewing of this lovely home.

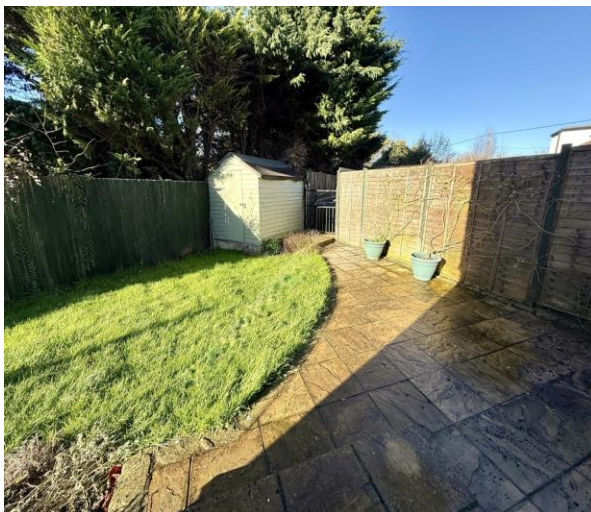
Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdresser, a popular village public house and a Post Office.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

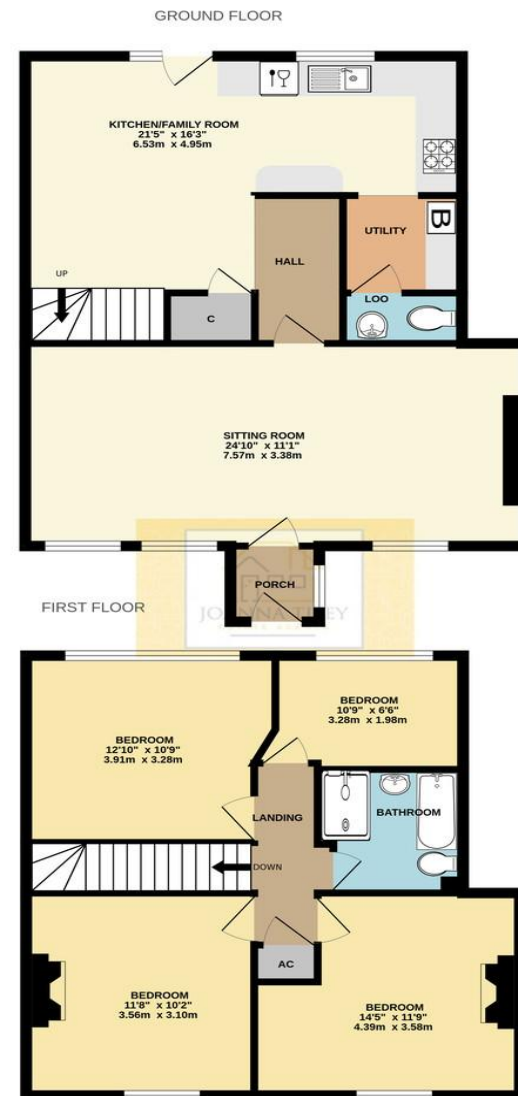
ROOM DIMENSIONS

Ground Floor

PORCH 4'5" x 3'9"
 SITTING ROM 24'1-" x 11'1"
 HALL 4'5" x 8'4"
 KITCHEN/FAMILY ROOM 21'5" x 16'3"
 UTILITY 5'11" x 5'6"
 LOO 5'11" x 2'9"

First Floor

LANDING 3'0" x 11'6"
 BEDROOM 10'9" x 12'10"
 BEDROOM 10'9" x 6'6"
 BEDROOM 14'5" x 11'9"
 BEDROOM 10'2" x 11'8"
 BATHROOM 8'7" x 8'5"



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.
 Made with Metropix ©2025



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

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