



2 Bonhill Terrace, Bonhill Lane, Bishop Sutton, Bristol, BS39 5TU

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- Mid-Terrace Characterful Cottage
- Two Reception Rooms, One with Wood Burner
- Country Style Kitchen
- Useful Utility/Boot Room and Loo
- Three Good-Sized Bedrooms
- Stylish Family Bathroom with Separate Shower
- Garden with mature Planting and Pond
- Parking to the front and back of the Property
- Great Walks on Your Doorstep



A delightful, terraced cottage situated in the popular village of Bishop Sutton.

This attractive character cottage is entered through a porch, perfect for coats and muddy boots.

Inside, the dining room is full of charm, featuring a wood burner set between alcoves and wooden flooring, creating a warm and inviting space for family meals and entertaining. A bright sitting room offers a comfortable place to relax, with a feature fireplace and continued wooden flooring adding to the cottage feel.

To the rear of the property, the country-style kitchen provides space for a breakfast table and enjoys a pleasant outlook over the garden. Next door, a large utility and boot room offers excellent storage and a downstairs loo.

Upstairs are three bedrooms along with a stylish family bathroom complete with a walk-in shower and a separate bath.

The rear garden is mainly laid to lawn with mature planting, veg garden and patio - perfect for morning coffee, relaxed evenings, or alfresco dining in warmer months.

At the end of the garden there is ample off-street parking for multiple vehicles, with additional parking space for one car at the front of the property.

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.

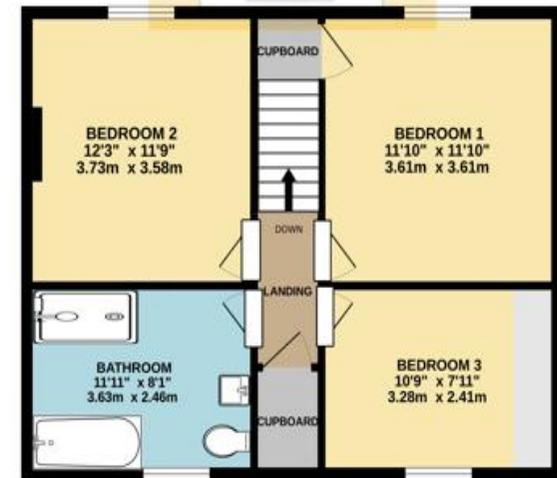




ROOM DIMENSIONS

Ground Floor
 PORCH 3'6" x 7"
 DINING ROOM 15'3" x 11'7"
 SITTING ROOM 11'10" x 12'0"
 KITCHEN 15'3" x 7'10"
 UTILITY 11'2" x 7'11"
 LOO 3'7" x 5'7"

First Floor
 BEDROOM 11'10" x 11'10"
 BEDROOM 11'9" x 2'3"
 BEDROOM 10'9" x 7'11"
 BATHROOM 11'11" x 8'1"



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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