



Manor Farm Cottage, Stowey, Bishop Sutton, BS39 5TH

£785,000 Freehold

COOPER  
AND  
TANNER



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 4  3  2 EPC F

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## DESCRIPTION

A beautifully restored four bedroom cottage dating back to the 1800's, immaculately presented throughout and set within the heart of the Chew Valley with close links to Bristol and Bath. The property has been enhanced and improved by the current owner providing a new purchaser with a home in a 'turn key' condition.

Upon entering the property is a spacious entrance hall with ample space for shoes and coats whilst also leading to a downstairs w/c and a utility room with further storage and plumbing for appliances. The kitchen/dining room has been finished to a high standard with an array of fitted units with soft close doors and drawers, topped with stone worktops, along with an integrated dishwasher, integrated fridge/freezer, space for a range cooker and a breakfast bar. The room still has ample room for a dining table to accommodate six people whilst the room benefits from a dual aspect and a door to the side of the house. Situated at the front of the house are two well-proportioned reception rooms, both currently used as sitting rooms but offering the potential to have a formal dining room if desired. The rooms both benefit from having a dual aspect with an abundance of natural

light whilst having wood burners as the main focal point. Accessed from the main hall is a study, perfect for working from home or to be used as a playroom or additional storage room if required. To the first floor are four bedrooms and the main family bathroom which comprises a freestanding bath, wash hand basin, toilet and heated towel rail. The principal bedroom has a view to the front and features an ensuite shower room. A further double bedroom looks out to the front of the house whilst two large single bedrooms look out over the gardens to the rear. There is further potential to extend over the utility room to create a further bedroom if desired.

## OUTSIDE

Approaching the property is a five bar wooden gate opening to a driveway, with parking for three to four cars and wrapping around the house to the attached, larger than average, single garage with light and power. The gardens back onto fields and are mainly laid to lawn with a variety of shrubs, bushes, mature trees and flower beds. Two Stone outbuildings provide additional storage for tools and a lawn mower but could be modified to create a lovely outside work from home office.









## LOCATION

Stowey is a small village located in the Chew Valley, nestled to the south of Chew Valley Lake and to the North of the Mendip Hills. The village lies within commuting distance of both Bristol (10 Miles), Bath (12 miles) and Wells (12 miles).

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School.

For those travelling by train, Bristol Temple Meads station (which has direct services to London Paddington) is situated only 10 miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 10 and 12 miles away respectively and easily accessible.

## VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells take the A37 signposted to Bristol and travel to the village of Temple Cloud, as you leave the village proceed up the hill and turn right, signposted to Cholwell. Continue for approx 2 miles and turn right, signposted to Stowey, continue to the village, passing the church on your left. carry on for a further 400m and the property can be found on the left.

REF: WELJAT16092022



### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** G

**Heating:** Gas central heating (LPG)

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bristol Temple Meads
- Bath Spa



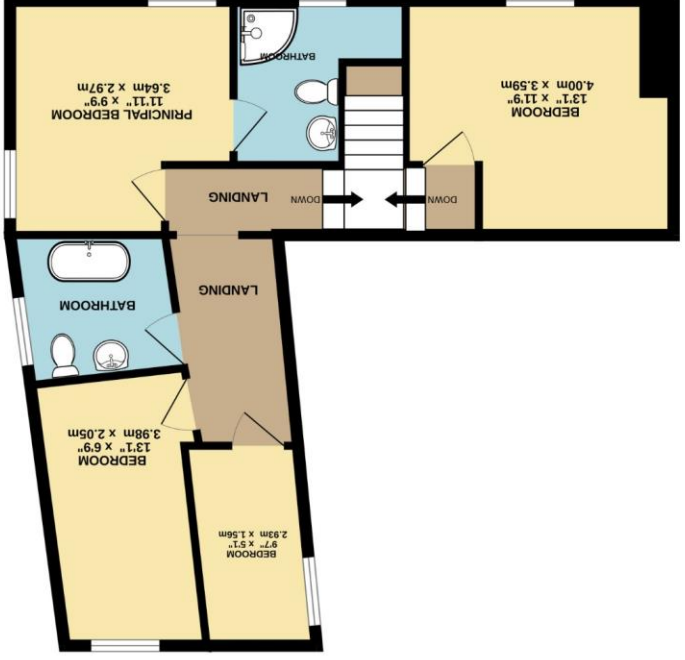
### Nearest Schools

- Bishop Sutton (primary)

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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