

# Chew Cottage, Woollard, Bath & North East Somerset

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# Attractive Grade II listed house, beautifully presented throughout, with pretty gardens, near Bristol, Bath and beyond.

## Distances

Bristol City Centre 8 miles, Bath 9 miles, Wells 14 miles, Bristol International airport 8 miles  
(All distances approximate)

## Description

Woollard is the most attractive village and is situated between Bristol and Bath on the River Chew. Chew Cottage was once used as a river chapel and is located at the heart of the village close to the bridge. It is a very pretty and spacious Grade II listed property, that is beautifully presented throughout.

Chew Cottage dates from 1500s and balances modern luxury perfectly with period charm. The present owner purchased the property in 2014 and carried out a number of works straight away including works to the electrics and replacing the roof shortly afterwards in 2015. Within the last 4 years they have installed a new kitchen and appliances, an oil boiler and new radiators. During the time they have lived here they have transformed the property internally carefully, and sympathetically, retaining all period features.

The house is entered through an entrance hall with cloakroom to one side into a spacious inner hall. It includes fitted cupboards, the boiler and there is a door out to the pretty gardens. Directly in front of you is the spacious kitchen/breakfast room with tile floor, wooden units, window seat, NEFF and Bosch appliances, and lovely views over the garden. To the left of the inner hall is the fantastic sitting room which is a very good size and full of charm and character. It includes beams, wood burning stove within an inglenook fireplace, and is dual aspect, maximising light. Off the sitting room is the staircase leading to the first floor.

The bedroom accommodation is split over two floors. On the first floor are two double bedrooms and a recently installed family bathroom. On the second floor is an en-suite bedroom. It includes the stonework for a stained glass window from when it was a chapel and has views over the garden to the River Chew.



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## Outside

The gardens and grounds are beautifully presented. They are one of the standout features of the house. The garden has been designed for a mixture of textures and colour. There are borders planted with a variety of flowering and climbing shrubs, including roses. There are also an array of ornamental plants. To the end of the garden is a raised walled terrace area with stunning views over the river. A perfect place for entertaining and taking in nature. Close to the house and immediately off the property is a south facing stone terrace. Should you wish for off street parking, there is space here. There is a wood store close to the door on to the terrace and to the front of the house adjacent to the front door is a discrete bin store.

At the same time as they undertook the kitchen works the owners demolished an old garage in the back garden and built a new building, separate from the main house but in keeping with its period charm, which provides a useful garden store and large room designed to be a home office/gym/games room. It is currently used as a home office but offers flexibility in its use.

## Directions (BS39 4HX)

Enter Woollard from the Pensford direction on Publow Lane. Chew Cottage is the first House on Mill Lane prominently located in the centre of the village on the right hand side of the road before you cross the bridge over the river Chew.

## Property information

**Services:** Mains water and electricity. Oil fired central heating. Private drainage.

**Local Authority:** Bath & North East Somerset T : 01225 396 409

**Council Tax Band:** E

**Tenure:** Freehold





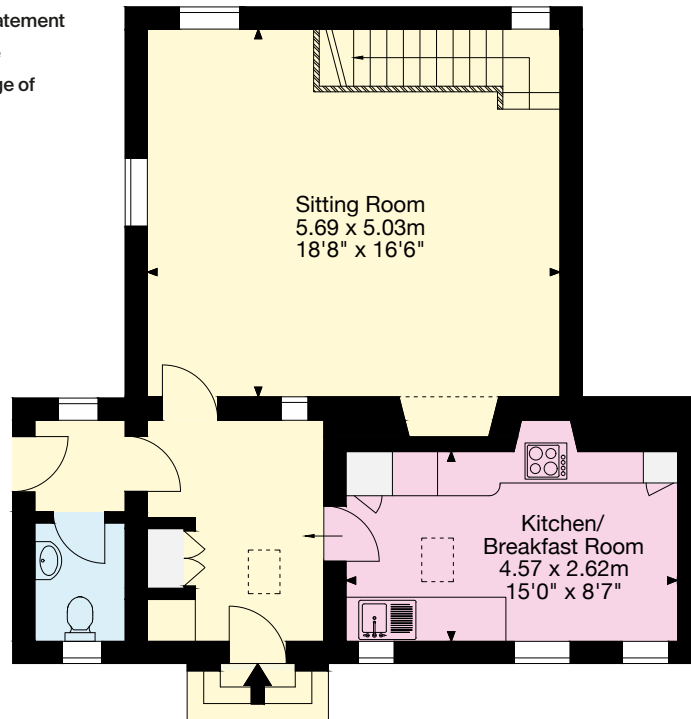
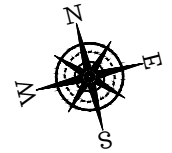
### Approximate Gross Internal Floor Area

Main House = 114 sq m / 1,228 sq ft

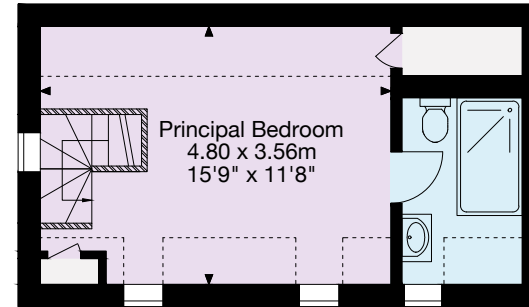
Outbuilding = 10 sq m / 105 sq ft

Total Area = 124 sq m / 1,333 sq ft

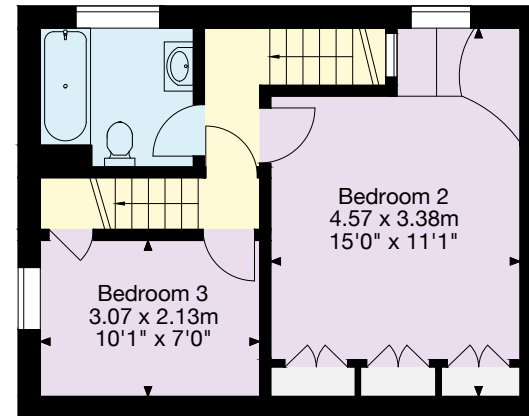
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



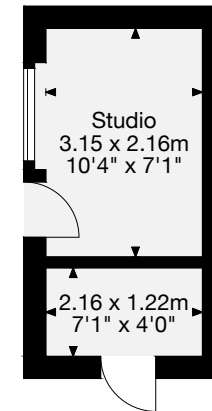
Ground Floor



Second Floor



First Floor



Outbuilding

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Clifton, Bristol

BS8 4DP

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I would be delighted to tell you more

**Freddie Wright**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2023]. Photographs and videos dated [June 2023].

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