



Harewood House, Chapel Allerton, Nr Wedmore BS26 2PH

£1,500,000 Freehold

COOPER  
AND  
TANNER







# Harewood House, Chapel Allerton, Nr Wedmore BS26 2PH

 6  3  3  0.83 Acres EPC E

£1,500,000 Freehold

## Description

A prestigious, elegant country residence owing its stature to the early Victorian era, nestled in the charming village of Chapel Allerton. Set in mature, landscaped gardens, this generous plot incorporates a separate paddock, stable, garage and detached, versatile annexe with holiday let potential.

With its impressive Georgian-style façade in Bath stone, Harewood House is absolutely beautiful. The current owners have meticulously redesigned and refurbished the interior to seamlessly blend modern comfort and style with classic architectural features. Spanning three floors, the ground floor offers ample space for relaxation and entertainment. The principal reception rooms, each with their own individual style and character, feature high ceilings, wooden floorboards and feature fireplaces. They are both styled to create unique, contrasting, and complementary living spaces, and sit either side of the grand entrance hall. In the kitchen, bespoke, contemporary units with integrated appliances and granite worktops complement the original Blue Lias flagstones and reconditioned aga. An adjoining utility room benefits from bespoke cabinetry providing further storage, beyond which is a handy cloakroom. An impressive dining room with beautiful herringbone wood flooring, offers ample space to gather and entertain. The tall windows of the kitchen and dining room enjoy views to the paddock and allow light to flood in. In addition, a spacious conservatory extends

the living area from the dining room into the fabulous garden and facilitates a satisfying circular flow round into the reception rooms at the front of the house which, in turn, link back to the kitchen.

The first floor opens out onto an impressive light-filled landing with views across the front and rear of the property. Four fabulous double bedrooms, each with their own charm and character, share a family bathroom and separate shower room. Stairs lead up to the second floor landing, with views over the paddock, where a further two generously-sized double bedrooms, a bathroom and a handy storage room are located.

## Outside

Beyond a gated driveway, the mature garden is mostly laid to lawn and features a wildlife pond, mature trees, well-stocked borders and a paved sun terrace allowing ample space for alfresco dining and relaxing. To the side of the house a cobbled courtyard leads to the detached stone-built annexe which is currently functioning as a home gym but offers potential for home working or holiday let.

Accessed across a no-through lane the paddock and orchard, measuring around 0.8 acres, is a versatile area incorporating a detached garage and stable with concrete yard, ideal for livestock uses or anyone needing a workshop.















## Location

The tranquil, rural yet accessible hamlets of Stone Allerton and Chapel Allerton lie between the historic villages of Wedmore and Axbridge, with direct links to Bristol International Airport and the M5 junction 22 via the A38. Local amenities include The Valley Smokehouse at The Wheatsheaf Inn which has a kitchen store and coffee shop. There is an active and thriving social community offering clubs and a calendar of social events. There is a popular cricket club and the Ad Astra Cider Barn has become a social village hub.

Wedmore, Axbridge and Cheddar offer a wide selection of local shops and amenities including supermarkets, post offices, chemists, dentists and doctors' surgeries, along with a tempting range of pubs, restaurants and cafes. There are numerous sports' clubs including Wedmore Golf Club, football, tennis, bowls, and sailing and fishing on Cheddar reservoir; and a swimming pool and leisure facilities in Cheddar. Local state schooling includes Weare First School, Wedmore First School, Hugh Sexey Middle School and Kings of Wessex

Academy providing comprehensive education. Private schooling is available at Sidcot School, Millfield School in Street, and at the Cathedral School in Wells. School busses pick up close by.

## Directions

From the A38 in Lower Weare, turn into Notting Hill Way and keep following it until you pass the Valley Smokehouse on your right-hand side. Take the next right on to Rectory Hill and follow it along until you reach three turnings in close succession on your right, Back Lane, Front Street and Ham Lane. Harewood House is the first property spanning Front Street to Ham Lane.

From opposite our office in Wedmore, take Church Street past the Church and turn onto Lascot Hill. Follow it along, past Wedmore Golf Club, into Washbrook and onto Notting Hill Way. After passing Ashton Windmill, take the next left into Rawlings Lane. Turn right at the end and Harewood House is immediately on your left, spanning Ham Lane to the driveway entrance on Front Street.



### Local Information Chapel Allerton

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating

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

**Tenure:** Freehold



### Motorway Links

- M5 J22



### Train Links

- Highbridge
- Weston-super-Mare



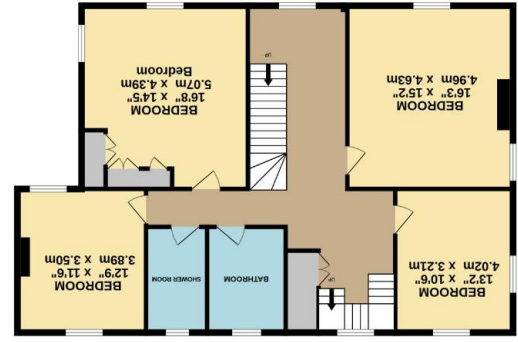
### Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

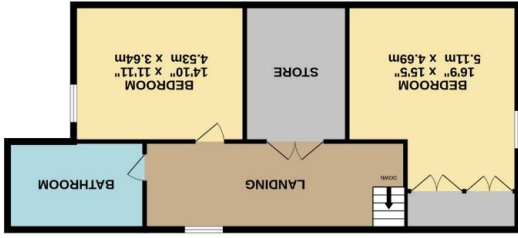


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TOTAL FLOOR AREA : 4369 sq.ft. (405.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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1184 sq.ft. (110.0 sq.m.) approx.



801 sq.ft. (74.4 sq.m.) approx.



2384 sq.ft. (221.5 sq.m.) approx.

