



Eastwood Lodge, Whitecross Road,  
East Harptree, Bristol, BS40 6AB

Guide Price £650,000  
Leasehold with Freehold pending

COOPER  
AND  
TANNER







# Eastwood Lodge, Whitecross Road East Harptree, Nr Bristol, BS40 6AB

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## DESCRIPTION

Set in a tranquil location on the edge of the desirable village of East Harptree is Eastwood Lodge. The single storey property, formerly part of Harptree Court, is beautifully presented and benefits from two double bedrooms, open plan sitting and dining room, well-appointed kitchen breakfast room, well-tended gardens, summerhouse, double garage, parking, a woodland garden with a shepherd's hut and glorious views over the surrounding countryside. East Harptree is perfectly placed for an easy commute to Bristol, Bath and Wells.

Upon entering, from the rear of the property, is a bright entrance hall with honey coloured travertine floor, countryside views and leading to all of the rooms. To the right is the well-appointed family bathroom with wood effect flooring, WC, vanity basin with curved marbled quartz top, bath with overhead shower attachment, heated towel radiator and obscured window to the rear. The principal bedroom, with window to the side, features bespoke fitted wardrobes with cupboards above and drawers topped with marbled quartz. From the hall, steps lead up to a second double bedroom, currently presented as a dressing room, with wood effect flooring, window to the side and a wall of bespoke fitted wardrobes.

The kitchen breakfast room is a lovely sunny room with southerly and easterly aspects. The kitchen comprises a range of bespoke cabinets painted in a stylish dusky blue with quartz worktops with curved corners, Belfast sink, integrated slimline dishwasher, integrated washing machine, 'Everhot' electric single range cooker and built-in cupboards. To one end is space for a breakfast table to

seat four and perfectly placed to enjoying far reaching views over the Somerset countryside. Steps lead down to French doors which open onto a south facing terrace and the gardens beyond. The open plan sitting and dining room features a herringbone floor, door to the front and triple aspect, with a triangular bay window offering views over the neighbouring fields. This bright room, with high beamed ceiling, naturally divides into sitting and dining areas. The sitting area offers plenty of space for comfortable seating and has built-in cupboards and an open fire with wooden mantle as the focal point. The dining area, with square bay window to the front and window to the side, can comfortably accommodate a dining table to seat eight to ten people and alcoves with built-in cupboards and shelves.

## OUTSIDE

The property can be accessed via the East entrance to Harptree Court (the vendor advises that this entrance is seldom used, as there are two other entrances to Harptree Court). A blocked paved path leads to the front door and continues through an arch to the parking area with space for four cars and leading to a timber double garage. The double garage, with light and power, features two sets of double doors and a pedestrian door to the garden.

Beautifully tended gardens wrap around the property, accessed by a block paved pathway leading around the property. On the south side of the property and benefitting from a lovely sunny aspect is a large, paved terrace, accessed from the kitchen, ideal for outdoor furniture and entertaining. Beyond the terrace is an area of lawn flanked

















## OUTSIDE (continued)

by borders planted with mature trees, shrubs and flowering plants, offering interest and colour throughout the year. At the far end is an octagonal summerhouse, with power and offering a lovely spot to sit, read and enjoy the garden. To the front of the Summerhouse is a paved patio area with space for seating. Behind the garage, looking out over fields, is a further seating area, with raised planters.

To one side, accessed by a wooden gate beyond the garage, is the woodland garden, bordered by trees and fields. In the centre is a pond with small bridge and tucked neatly in one corner is a beautiful shepherd's hut with light and power. This delightful space features a woodburning stove and a built-in bed/sofa that extends into a double bed making it ideal as extra accommodation for friends and family, but also offering scope to generate income as a holiday rental (subject to the necessary consents).

Immediately across the lane is a public footpath giving access across open fields, ideal for keen walkers and dog owners alike.

## LOCATION

East Harptree is small village situated in the Chew valley and within easy reach of Bristol and Wells. The village benefits from a primary school, a unisex hairdressers, a community village shop, a village hall and village pub.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several 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, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From the centre of the village of East Harptree, with the community shop as your starting point. Continue along Whitecross Road in an easterly direction for approx 400m. The property can be found on the left hand side, just before the right hand bend.

What3words: ///Presented.Bullion.Butternut

REF:WELJAT18112025



### Local Information: Wells

**Local Council:** Bath and North East Somerset (BANES)

**Council Tax Band:** C

**Heating:** Oil fired central heating

**Services:** Drainage (to be advised), mains water and electricity

**Tenure:** Leasehold (999 years) with Freehold pending (the vendor is currently in the process of purchasing the Freehold)



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads

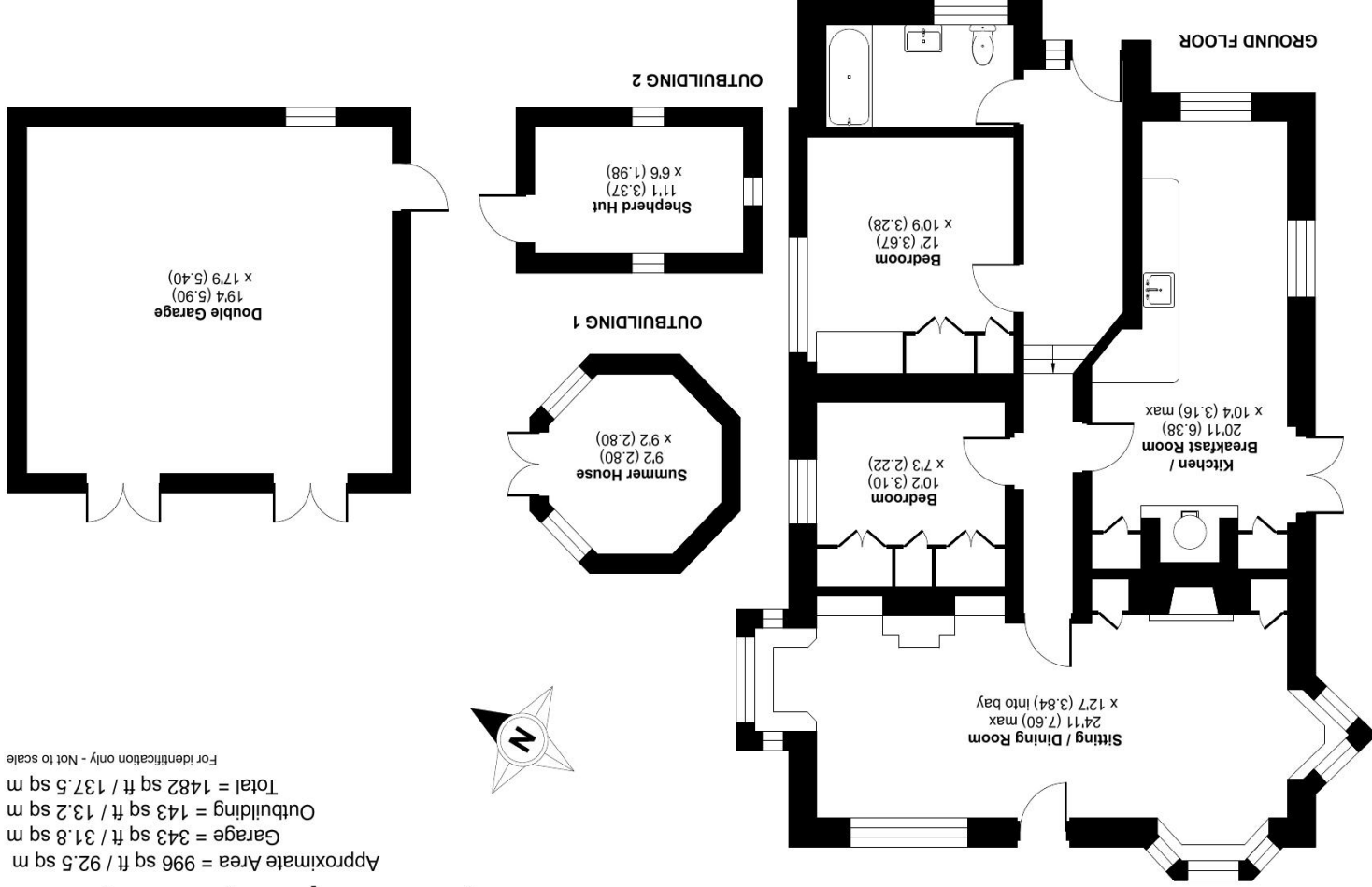


### Nearest Schools

- East Harptree (primary)
- Chewton Mendip (primary)
- Wells & Chew Magna (secondary)

## Whitecross Road, East Harptree, Bristol, BS40

Approximate Area = 996 sq ft / 92.5 sq m  
Garage = 343 sq ft / 31.8 sq m  
Outbuilding = 143 sq ft / 13.2 sq m  
Total = 1482 sq ft / 137.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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### WELLS OFFICE

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