

High Street

East Harptree, Bristol, BS40 6AY

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TANNER



£495,000 Freehold

A charming three bedroom, two reception detached character cottage located within the sought after village of East Harptree. The property is being sold with no onward chain and enjoys a level, low maintenance garden and benefits from driveway parking for up to three cars.

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DESCRIPTION

A charming three bedroom, two reception detached character cottage located within the sought after village of East Harptree. The property is being sold with no onward chain and enjoys a level, low maintenance garden and benefits from driveway parking for up to three cars. In brief the accommodation comprises an entrance porch with door into the sitting room which has a staircase rising to the first floor. There is a door from the sitting room leading into the kitchen/breakfast room which has a range of fitted wall and base units with worktops over and built in oven and hob and space for further appliances. There is an additional reception room which is currently being used as gym. To the rear of the property there is a useful utility room and a cloakroom. To the first floor there is a main bedroom with en-suite shower room, two further bedrooms and a spacious family bathroom. Internal viewing comes highly recommended.

OUTSIDE

The property benefits from driveway parking for up to three cars. There is a level lawn and seating area which is encompassed by fencing.

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 nursery, a unisex hairdressers, a community village shop, a village hall and village pub.

Nearby, the towns of Midsomer Norton and the picturesque City of Wells offers a range of local amenities and shopping facilities with supermarkets (including Waitrose), 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

COUNCIL TAX BAND

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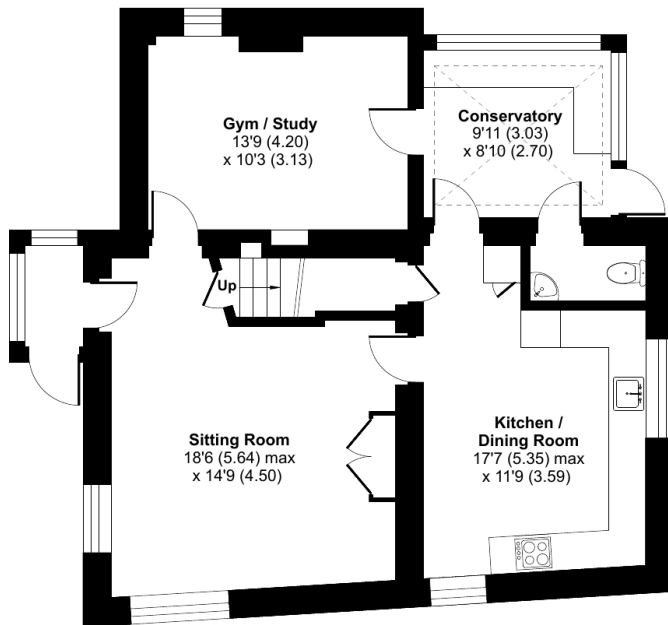




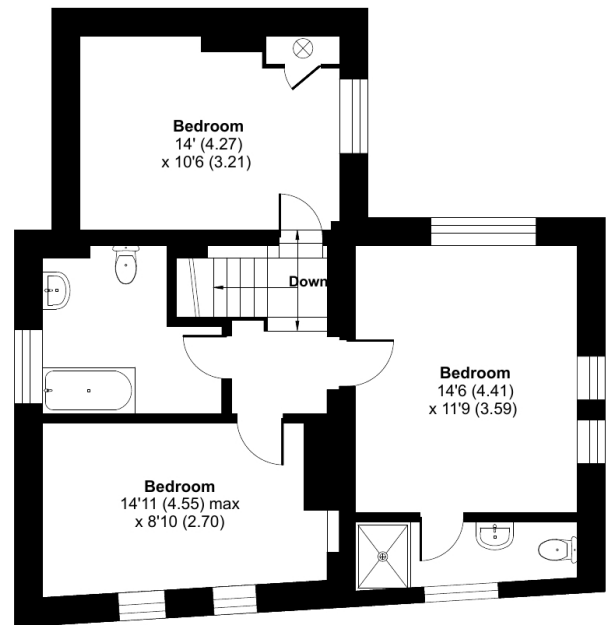
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Approximate Area = 1456 sq ft / 135.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1255214

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