



Rose Cottage, Coley, East Harptree BS40 6AN

£750,000 Freehold

COOPER  
AND  
TANNER



# Rose Cottage, Coley East Harptree, Bristol BS40 6AN

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£750,000 Freehold

## Description

A charming, three bedroom detached period cottage set within a rural location and surrounded by open countryside, offering an attached double garage, off road parking and mature gardens to the front, side and rear. The property over recent years has been modernised and updated offering recent years and retains its character and period features throughout with spacious accommodation over two floors with the potential to create further living space subject to the necessary planning permissions being sought.

The hamlet of Coley is located in a quiet backwater between the villages of Hinton Blewett and East Harptree making this an ideal location for those wishing to access Bristol Airport and the Chew Valley.

In brief the accommodation comprises a front entrance lobby with door into the inner hallway which has staircase rising to the first floor landing and a cloakroom leading off. The charming sitting room is located to the front of the property with a feature stone fireplace housing an inset wood burning stove and built in storage and shelving to either side.

The spacious open plan kitchen/diner has a range of fitted base units with solid oak and quartz worktops over, space for a range cooker and fridge freezer, built in shelving unit and a step down into the snug area with velux rooflights and french doors out on to the paved terrace area.

A door from the kitchen leads to a utility room with door to the outside. To the first floor there is a good size landing, main bedroom with en-suite shower room, two further double bedrooms and a family bathroom with free standing bath.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









## Outside

The property is accessed via a country lane leading to the gravelled driveway and attached double garage. There is a gravelled pathway leading to the front entrance. To the right hand side of the garage is an elevated garden which is currently a productive vegetable garden with gravelled pathways, mature shrubs and bushes and encompassed by hedging and natural stone walling. A pathway to the rear of the garage leads to the enclosed courtyard seating area, ideal for al-fresco dining and enjoying those summer evenings. Paved steps from the courtyard rise up to the enclosed rear gardens which are predominantly laid to lawn with mature flowerbeds and borders, mature trees, decked seating area, summerhouse and all being encompassed by hedging.

## 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, which is just a short walk away, a unisex hairdressers, a community village shop, a village hall and village pub. The picturesque City of Wells is located in the

Mendip district of Somerset. Wells itself 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, Bath Spa station (which has direct services to London Paddington) is situated approximately 40 minutes 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.



### Local Information Coley

**Local Council:** Bath and North East Somerset

**Council Tax Band:** D

**Heating:** Oil central heating

**Services:** Private drainage, mains water and electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- East Harptree
- Bristol
- Bath & Wells

### Rose Cottage, Coley, East Harptree, Bristol, BS40

Approximate Area = 1469 sq ft / 136.4 sq m  
Garage = 310 sq ft / 28.7 sq m  
Total = 1779 sq ft / 165.1 sq m

For identification only - Not to scale

