



Fair Orchard, South Widcombe,  
East Harptree, Bristol, BS40 6BL

£1,325,000 (Option 1) or  
£1,400,000 (Option 2) Freehold

COOPER  
AND  
TANNER



# Fair Orchard, South Widcombe, East Harptree, Nr Bristol, BS40 6BL

 4  4  3 EPC E

Option 1 – House and Gardens £1,325,000

Option 2 – House and Gardens + 2 paddocks (4.05 acres) £1,400,000

## DESCRIPTION

Fair Orchard is situated in a quiet hamlet in the Chew Valley, within easy commuting distance of Bristol, Bath & Wells. This delightful detached house is set within a beautiful garden and grounds extending to over two thirds of an acre. It is also enhanced by several outbuildings including a studio, two stables, store and double garage with a staircase to an attic floor above. The house, which has been extended in recent years, includes a large open plan kitchen and dining room, sitting room, snug, study and office; four bedrooms (two ensuite) and a family bathroom. A short walk from the property are 2 paddocks totalling 4.05 acres, each with a field shelter and water, which are included in Option 2.

Upon entering there is a spacious and welcoming entrance hall with window overlooking the attractive front gardens and having a riven slate floor. Leading off the hall is a good sized study with wide floorboards, shelved alcove, built-in cupboard and window to the rear overlooking open countryside. Adjacent is the utility room with sink and space for both a washing machine and tumble dryer. At the far end is a separate cloakroom with WC and wash hand basin. Also leading off the hall is the characterful dual aspect sitting room with exposed beams, alcove, glazed 'nook' and exposed stone fireplace with oak beam and a woodburner as the focal point. The room narrows at one end, ideal for a small dining table or reading area. Beyond the sitting room is an office, which was added on to the property around 30 years ago, this versatile room benefits from a dual aspect, recessed spotlights, flagstone floor and a door to the front garden. The kitchen/dining room was extended and refitted in 2022. This marvellous space is light and airy with a triple aspect, vaulted ceiling with exposed beams, auto-closing Velux windows, large roof lantern and bi-fold doors leading out to a paved patio. Honey coloured limestone tiles, with underfloor heating beneath, run throughout the room which naturally divides into the kitchen and dining areas. The bespoke kitchen offers a good array of cabinets topped with marble effect quartz worktops and features an undermounted sink, Bosch

integrated oven and microwave and a stunning turquoise electric Aga with tiled splashback. A central island, again topped with quartz, features deep pan drawers, pull-out bins, ceramic hob and breakfast bar to seat three. Within the kitchen is space and plumbing for both an American style fridge Freezer and a dishwasher. The dining area can easily accommodate a table to seat ten to twelve guests and is perfectly positioned alongside the bi-fold doors, with lovely views over the neighbouring countryside. To one end is space for additional furniture and comfortable seating. From the dining area, a door leads to the boot room with stone floor, space for coats and shoes and a further door to the garden. Adjacent to the kitchen is the TV room/snug, with vaulted ceiling, dual aspect and two sets of French doors to the garden. This comfortable room features an exposed stone chimney breast with wooden beam and woodburning stove.

A curved staircase rises to the first floor landing, leading to the four bedrooms and the family bathroom. The principal bedroom is generously proportioned and benefits from a dual aspect, with rural views in both directions along with part vaulted ceiling painted beams, walk-in dressing room and an ensuite bathroom. The ensuite bathroom with wooden floor comprises: double vanity unit, large walk-in shower enclosure with waterfall shower, WC and bath with traditional taps with hand held shower head. Bedroom two, a cosy double or generous single, has a part vaulted ceiling, painted beams, loft hatch and views to the front. The third bedroom is a comfortable double again with part vaulted ceiling and exposed beams and views over the front garden. On the landing there are two shelved linen cupboards, one housing the hot water tank. The family bathroom has attractive Moorish style tiles and comprises, bath with shower overhead, vanity basin and WC. The fourth bedroom is a generous and bright room with dual aspect, far reaching views and an ensuite shower room comprising, shower enclosure, WC and wash basin.









## OUTSIDE

The property is approached by a gravelled driveway providing ample parking and giving access to several outbuildings. The double garage, currently used for storage, has two sets of wooden doors, a pedestrian door and an upper floor with staircase, offering potential for conversion (subject to the necessary consents). Attached to the garage is an open timber store, used for storing hay and feed. Closer to the house is a generously proportioned artist studio with triple aspect, Velux windows, and sink. Alongside the studio are two stone-built stables.

Adjacent to the drive is an orchard which has a large expanse of lawn with borders of mature trees and shrubs and roses. Within the orchard is a magnolia, several fruit trees including quince and cherry along with a timber summerhouse offering a lovely sunny spot to sit and enjoy the garden.

A tall hedge with arch and gate separates the driveway from the house and formal front garden. To the front of the house is a pathway leading to front door, kitchen and office. The path also leads up to the front gate which opens onto the lane. At the front of the house, steps lead up to the formal gardens which are enclosed by neatly clipped box hedging and feature cottage style planting including Clematis, Delphinium, Roses, Allium and Daisies. An arch leads to an area of lawn with raised vegetable beds and fruit trees including apple, plum and greengage. A path leads around the side of the house to a hidden compost area and bonfire space. The path continues to the rear of the house with a further area of lawn and patio area next to the dining area, making the perfect spot for outdoor furniture and entertaining. Within the garden are further seating areas, to be enjoyed throughout the day.

A short walk away from the property are two paddocks, totalling 4.05 acres. Both paddocks benefit from fields shelters, water and gated access.

## LOCATION

South Widcombe is a small hamlet just one mile from the village of East Harptree and on the southern edge of the Mendip Hills. The hamlet is peaceful and quiet, with a strong sense of community and is surrounded by beautiful countryside and rolling hills.

East Harptree has a church, a community owned pub and shop; hairdressers and a village hall, which is used for community events and meetings.

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, two churches and both primary and secondary state schools together with Wells Cathedral School.

For those travelling by train, Bath Spa and Bristol Temple Meads are circa. 15 miles away and have direct trains to London Paddington. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 15 miles away and easily accessible.

## VIEWING

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

## DIRECTIONS

Please note: The property is not visible from the road. The directions will take you to the entrance of the driveway.

What3words: gestures.accordian.longer

REF:WELJAT04072025



### Local Information: Wells

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

**Council Tax Band:** G

**Heating:** Oil fired central heating and underfloor heating

**Services:** Private drainage via septic tank, mains water and electricity



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads

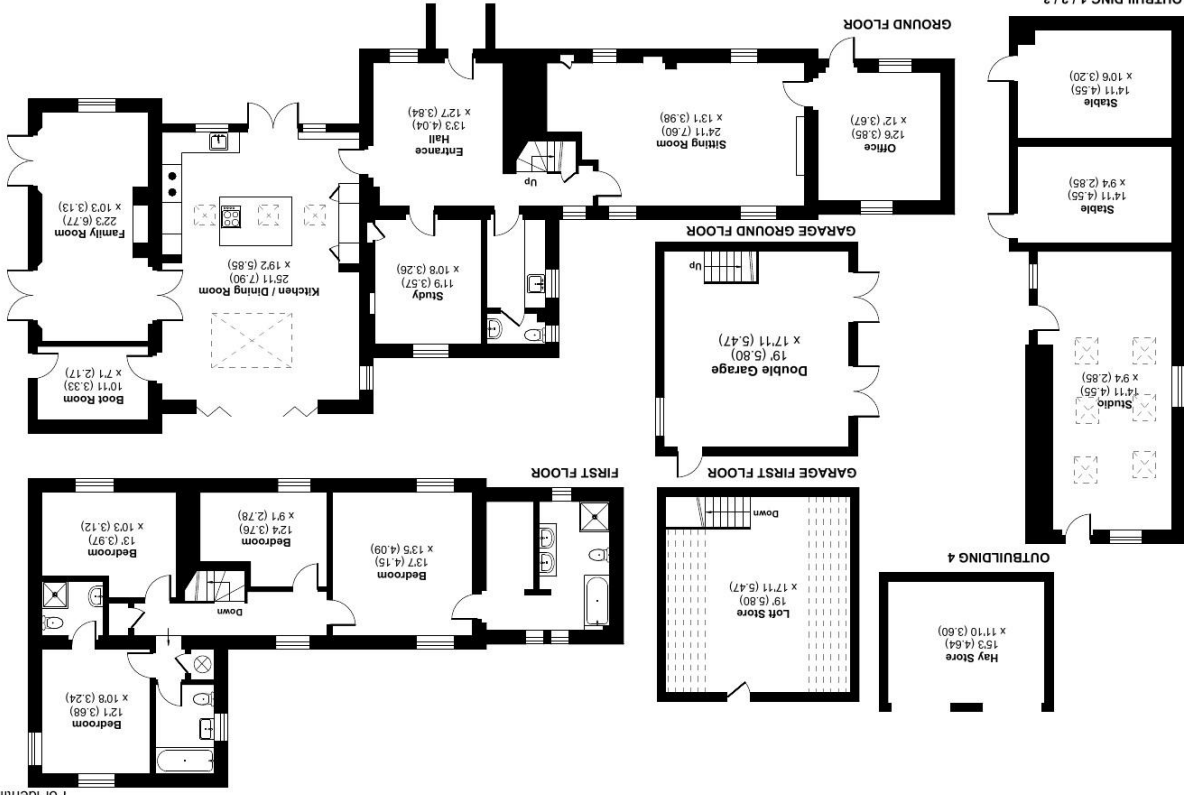


### Nearest Schools

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

# Fair Orchard, South Widcombe, East Harptree, Bristol, BS40

Approximate Area = 2804 sq ft / 260.5 sq m  
Limited Use Area(s) = 138 sq ft / 12.8 sq m  
Garage = 544 sq ft / 50.5 sq m  
Outbuilding= 802 sq ft / 74.5 sq m  
Total = 4288 sq ft / 398.3 sq m  
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Cooper and Tanner. REF: 1313084

**WELLS OFFICE**  
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