



Primrose Cottage, Church Lane, East Harptree, Bristol, BS40 6BE

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Guide Price £400,000

- Dressed Stone Period Cottage
- Plenty of Character Features
- Kitchen/Breakfast Room with Aga
- Two Pretty Reception Rooms
- Four Bedrooms
- Family Bathroom
- Courtyard Garden
- Beautiful Walks on your Doorstep
- In Need of Updating
- Allocated Parking Space



PICTURESQUE STONE COTTAGE FULL OF CHARACTER!

Primrose cottage is a real find and has so much potential to be something really special!

The downstairs is packed with character with original open fireplaces, wooden doors and sash windows. The front two reception rooms which can be used for lounging or dining – you choose – have views onto the courtyard garden and the countryside beyond. The kitchen/breakfast room has an aga with storage cupboards with loads of space for a dining table and sofa. There is also a good size utility room with great storage and the essential downstairs loo, together with access to the rear courtyard.

The upstairs is split level and there are four good sized bedrooms. And a family bathroom. That view!

The property has a great courtyard-style garden where you can enjoy a glass of wine and alfresco dining with family and friends while watching village life go by! To the rear of the cottage is a smaller courtyard and an allocated parking space. We would be delighted to show you what this pretty cottage has to offer!

East Harptree is located on the Wells side of Chew Valley. In the heart of the village is the Clock Tower which was put up to celebrate Queen Victoria's Diamond Jubilee. The popular village offers a Community Shop, Hairdressers, Village Hall with a thriving Social Club and a Public House. The Church is in the heart of the village, alongside is a footpath that leads to Harptree Coombe. Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has a well-regarded Primary School, East Harptree Primary School. For Secondary Schooling you have a choice of Chew Valley School.

(www.chewvalleyschool.co.uk/)

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

HALL 2'9" x 5'0"
 SITTING ROOM 10'4" x 11'6"
 DINING ROOM 11'2" x 11'5"
 KITCHEN/BREAKFAST ROOM 23'1" x 7'2"
 UTILITY ROOM 7'0" x 9'2"
 LOO 2'5" x 4'4"

First Floor

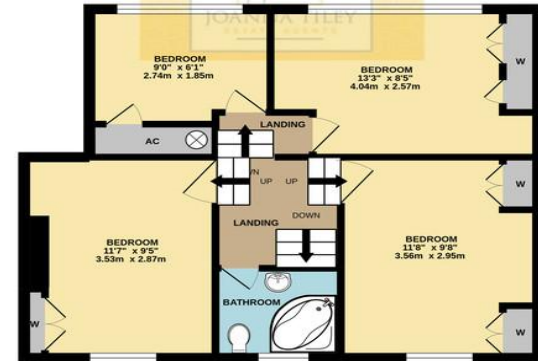
LANDING 6'0" x 6'2"
 BEDROOM 9'8" x 11'8"
 BEDROOM 9'5" x 11'7"
 BEDROOM 9'0" x 6'1"
 BEDROOM 13'3" x 8'5"
 BATHROOM 6'3" x 5'3"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

GROUND FLOOR
 514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
 491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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