



3 The Courtyard, West Harptree, Bristol, BS40 6HU

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- Dress Stone Property Circa 1100sq.ft
- Open Plan Living with Oak Floors
- Modern Kitchen/Breakfast Room
- Sitting Room with Wood Burner
- Principal Bedroom with Ensuite
- Two Double Bedrooms
- Modern Family Bathroom
- Integral Garage and Off Street Parking
- Generous Cottage Style Garden
- Village Location with Beautiful Walks



DRESS STONE PROPERTY WITH A GREAT GARDEN!

Tucked in private cul-de-sac location, it is close to village amenities and beautiful walks. This property is light and bright with oak floors and has an open plan feel. The Sitting Room has a wood burner with French doors opening into the kitchen/Breakfast Room. The kitchen is modern with plenty of space for a kitchen table. French doors lead out to the rear garden patio and a further single door to the garden. A downstairs loo completes the downstairs.

The first floor has a galleried landing area providing an ideal office space. The Principal bedroom has built in wardrobes and an ensuite. There are two further bedrooms, one with built in wardrobes and the other with a walk-in cupboard. There is also a family bathroom.

The garden is well established and beautifully landscaped. The garden is split over two levels with delightful patio areas for alfresco dining, a lawn area, well stocked borders and a veggie patch!

There is an integral garage which can be accessed via the kitchen and parking for two cars.

Viewing is highly recommended to really appreciate what this property has to offer!

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and requisite public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon, a Post Office and a village hall, as well as an excellent community sought-after by many.

There is the well-regarded East Harptree Primary School nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (awarded as the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and Cathedral. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM MEASUREMENTS

KITCHEN/DINING ROOM: 18'8" X 11'4"

SITTING ROOM: 15'1" X 11'4"

BEDROOM: 11'6" X 9'5"

BEDROOM: 12'10" X 11'7"

ENSUITE: 9'3" X 5'7"

BEDROOM: 13'3" X 10'6"

GARAGE: 16'5" X 8'10"



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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