



Richmont House, Middle Street, East Harptree, Bristol, BS40 6BT

Richmont House, Middle Street, East Harptree, Bristol, BS40 6BT

- Detached Family Home in Village Location
- Open Plan Kitchen Dining Family Room
- Sitting Room with Open Fireplace
- Utility Room and Loo
- Four Double Bedrooms - One with a Dressing Room
- Two Ensuite and a Family Bathroom
- Garden with Lawn, Patio and Seating Area
- Double Garage and Drive
- Country Walks on Your Doorstep
- Close to Village Amenities



A fantastic executive style country home with views over surrounding countryside.

Built in 2020 by McIntosh Developments, this stylish architect designed home is still within its 10-year LABC.

Entering via under the green oak porch the welcoming hallway shows off the house, and has a great layout and rooms flow well. The large sitting room sits directly off the hall with open fireplace and access to the garden through the French doors. Also, directly off the hallway is a useful cloaks cupboard, essential downstairs loo.

The hub of this house however sits across the back of the house and is beautifully laid out as kitchen/dining room and family area and with French doors overlooking the rear garden. The well fitted kitchen has a large breakfast bar with plenty of storage and space for casual dining. The current owners utilise the rest of this stunning room as a family space and dining room – from here you can spill out onto the terrace.

Upstairs there are four large double bedrooms, two of which have en-suite shower rooms. The other two bedrooms share a luxury fitted family bathroom. All bedrooms enjoy village/countryside views.

Outside to the rear is a good size garden mostly laid to lawn together with a terrace. The front of the property is laid to lawn with an access gate to the rear, parking for two cars in front of the double garage which has electric doors and a personal door to the property.

This handsome home is a real gem in a fantastic village rural location – give us a call to arrange your viewing.

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 the beautiful amenity of East Harptree Woods and Harptree Coombe.

Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has the very well-regarded East Harptree Primary School with secondary schooling at Chew Valley School. There is also a thriving Nursery and Forest School in the village.

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

ENTRANCE HALL 5'9" x 19'4"

W/C 4'4" x 6'7"

SITTING ROOM 12'8" x 19'4"

KITCHEN/DINING ROOM 28'2" x 15'3"

UTILITY 5'8" x 8'1"

First Floor

BEDROOM 19'7" x 19'3"

ENSUITE 7'11" x 6'6"

DRESSING ROOM 7'11" x 6'10"

BEDROOM 16'8" x 10'6"

ENSUITE 7'9" x 6'6"

BEDROOM 12'8" x 8'10"

BEDROOM 15'0" x 16'5"

EAVES STORAGE 5'9" x 13'4"

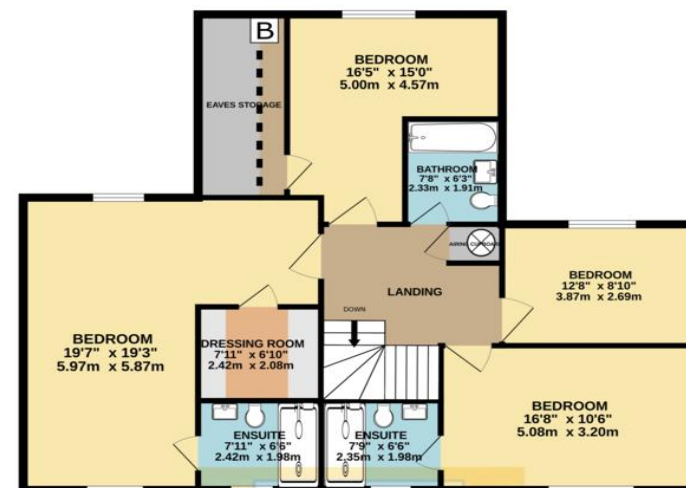
FAMILY BATHROOM 6'3" x 7'8"

Outside

DOUBLE GARAGE 18'4" x 19'4"



1ST FLOOR
1164 sq.ft. (108.1 sq.m.) approx.



GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.8 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tile Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com