



1 Orchard End, East Harptree

1 Orchard End, East Harptree, Bristol, BS40 6AT

- Detached Bungalow
- Large Garden circa 0.25 Acre
- In Need of Modernisation
- Three Double Bedrooms
- Open Plan Layout
- Large Hallway with Sitting Room and Dining Room
- Family Bathroom and Separate Loo
- Bonus Room!
- Owner Sorted
- Garage and Parking

A Wonderful Village Opportunity with Great Potential

Located in the heart of the ever-popular East Harptree, this detached three-bedroom bungalow comes to the market for the first time in over fifty years. A much-loved family home, it now offers an exciting opportunity for updating and modernisation to create a superb contemporary home.

Set within a generous plot of just over a quarter of an acre in a quiet cul-de-sac, the property is approached via a private driveway providing ample off-road parking and access to the garage.

Inside, the light-filled open-plan hallway, sitting and dining room provides an excellent space for everyday living and entertaining. The kitchen, complete with vintage 1970s cabinetry, enjoys views over the garden and leads to a useful utility area with access to the rear garden, and versatile bonus room with its own access to the front garden.

To the rear are three well-proportioned bedrooms and a family bathroom with both bath and separate shower.

The wrap-around gardens are a real highlight, mainly laid to lawn with mature trees and established planting, offering privacy and a very peaceful setting.

A rare opportunity in a thriving village 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.

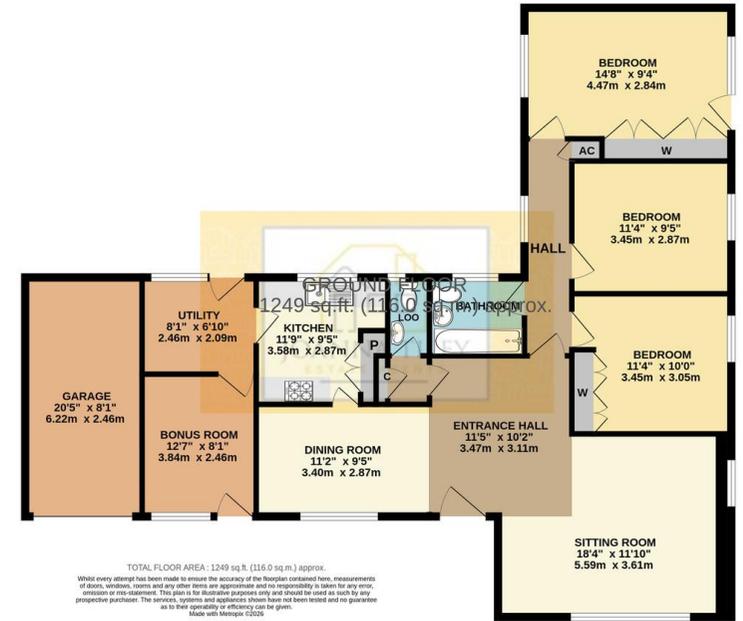






ROOM DIMENSIONS

ENTRANCE HALL 10'2" x 11'5"
 SITTING ROOM 18'4" x 11'10"
 DINING AREA 11'2" x 9'5"
 KITCHEN 11'9" x 9'5"
 UTILITY 8'1" x 6'10"
 UTILITY 12'7" x 8'1"
 W/C 5'7" x 3'0"
 HALLWAY 3'5" x 15'5"
 BEDROOM 11'4" x 10'0"
 BATHROOM 6'9" x 5'7"
 BEDROOM 11'4" x 9'5"
 BEDROOM 14'8" x 9'4"
 GARAGE 20'5" x 8'1"



EPC AWAITED



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