

MEADOW VIEW EAST HARPTREE



MEADOW VIEW, EAST HARTREE, NEAR BRISTOL

Bristol 14 miles • Bath 16 • Wells 7 miles

Guide Price £340,000

A charming three bedroom stone cottage with a generous rear garden. The cottage is located in a quiet position within the village and overlooks neighbouring countryside. Subject to the necessary consents there is scope to potentially build a new property within the rear garden.



- Reception Hall
- Family Room
- Off Street Parking
- Sitting Room
- Three Bedrooms
- Character Cottage
- Kitchen
- Family Bathroom
- Huge Potential
- Breakfast Room
- Large Garden
- Easy access to Bristol, Bath and Wells.

DESCRIPTION

Meadow View is a three bedroom terraced cottage found within a quiet setting within the popular village of East Hartree. Although requiring modernisation the cottage offers an excellent opportunity for those seeking a character cottage with the potential to create a delightful family home. The cottage is available on the open market for the first time since the 1950's. The cottage retains a wealth of original character, including feature fireplaces, beamed ceilings and panelled doors.

The front door opens to the reception hall with a door leading to the sitting room with a feature fireplace and an outlook over the neighbouring countryside, beyond the sitting room is the kitchen. Also on the ground floor is the breakfast room and the family room. Stairs from the family room lead to the first floor landing where you will find three bedrooms and the family bathroom.

A door at the back of the cottage leads to rear garden. The garden is very generous in size and is mainly laid to lawn with established shrubs and borders, there is also two outbuildings and at the far end of the garden a driveway, providing off street parking is accessible from Church Lane.

*A charming three bedroom
country cottage set in a
delightful village*





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion.

OUTGOINGS

Council Tax – Band D

SERVICES

Mains water, mains electricity. Private drainage and solid fuel heating

FIXTURES AND FITTINGS

All those items usually regarded as retained to the vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

PUBLIC AUTHORITIES

Bath and North East Somerset Council Tel: 01225 477000

POSTCODE

BS40 6BB

VIEWING

Strictly by appointment with the Vendor's Agent, Killens
Telephone 01275 333993

ENERGY PERFORMANCE CERTIFICATE

Rated G - view at www.killens.org.uk

DIRECTIONS

On entering the village of East Harptree from West Harptree on the B3114, turn right into the High Street. At the top of the High Street, turn left onto Church Lane. Immediately turn right on to Middle Street. Meadow View can be found on your right hand side after approximately 0.2 miles. Alternatively at the top of the High Street, turn right onto Church Lane and continue for 0.3 miles where you will the parking area for the cottage on your left.

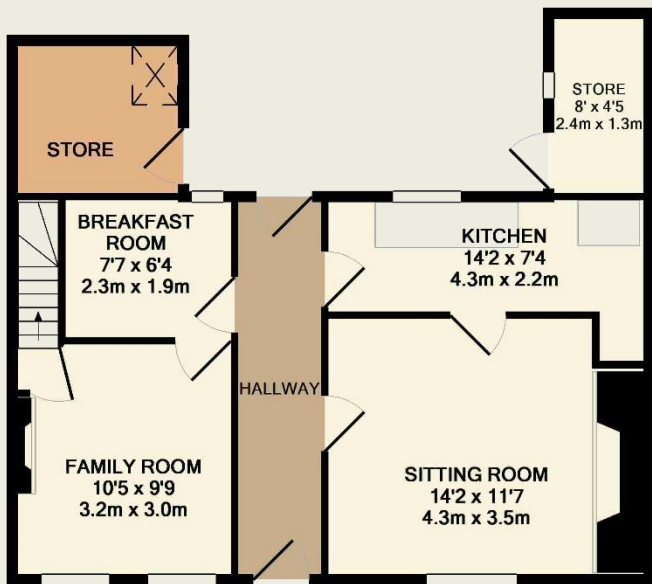
SITUATION

Meadow View is situated in the popular and charming village of East Harptree, on the northern edge of the Mendip Hills and within the Chew Valley. Within the village there is a strong community with a range of local facilities including a church, village hall, public house, primary school, pre-school, shop, playing field and cricket club. Further local facilities are available in the near-by villages of West Harptree and Chew Magna. For further village information, log onto www.eastharptree.org.

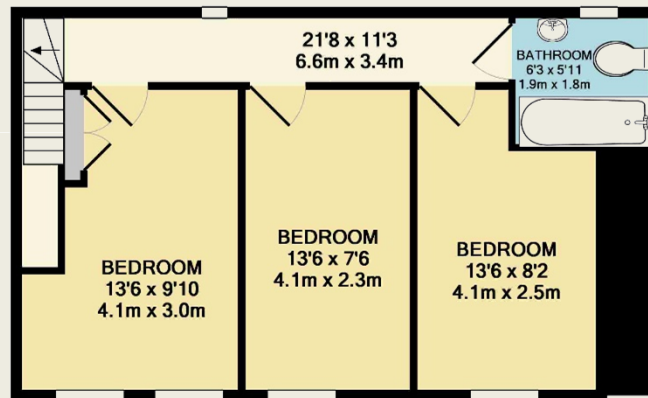
The property is ideally located for those commuting to Bristol, Bath and the local market towns. The regional centre of Bristol is 14 miles to the north whilst the Heritage City of Bath is 16 miles to the north east. The Cathedral City of Wells offers further facilities and is 7 miles to the south.

Mainline rail services to London Paddington are available from Bristol (98 minutes) and Bath (85 minutes). Bristol International Airport lies approximately 10 miles to the west, giving convenient access to regular internal and international flights.





GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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V1 22/09/2016

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