



Whitecross Farm, Bristol Road, West Harptree, Bristol, BS40 6HQ

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- Period Farmhouse circa 2300sqft
- Three Reception Rooms plus Study
- Bespoke Kitchen with Aga
- Main Bedroom with Dressing Area, Ensuite/Steam Room
- Two Further Double Rooms
- Loft Room with Ensuite
- Family Bathroom
- Stunning Gardens
- Plenty of Parking
- Outbuildings and Parking



ABSOLUTELY STUNNING!

This former farmhouse just oozes class and style and is crammed with period features from inglenook fireplaces to flagstone floors. The home has a natural flow from the welcoming reception hallway though to the three living spaces plus a large study.

To the rear of the home the kitchen is a hand built classic shaker style with an Aga with plenty of storage cabinets and a walk in pantry.

There is a utility room, boot room and a downstairs loo - essential for a busy family.

Upstairs the main bedroom suite has a dressing area and ensuite which includes a steam room. There are two further double bedrooms which share a family bathroom.

The loft room is a great addition and benefits from a bathroom and so lends itself to many uses.

Outside the gardens are beautifully maintained with many areas of interest and planting.

The property is approached through an electric gate leading from a shared lane with a cluster of neighbouring barns.

There is plenty of parking and a barn circa 600sq ft which could be used in many different ways. We believe there is lapsed planning for secondary accommodation.

The current owners have improved and upgraded this lovely home to create as close to turn key.as possible.

We are looking forward to showing you around this beautiful home!



West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a large village shop and popular 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 (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and a 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 DIMENSIONS

Ground Floor

ENTRANCE HALL 13'6" x 15'0"
 SITTING ROOM 18'2" x 14'0"
 GARDEN ROOM 14'4" x 14'4"
 DINING ROOM 12'5" x 14'6"
 KITCHEN/BREAKFAST ROOM 11'8" x 14'5"
 STUDY 12'0" x 7'2"
 UTILITY 13'4" x 5'6"
 UTILITY 8'3" x 9'9"
 BOOT ROOM 7'8" x 6'3"
 LOO 4'8" x 4'2"

First Floor

LANDING 16'8" x 3'2"
 BEDROOM 13'7" x 14'7"
 DRESSING ROOM 7'9" x 6'3"
 ENSUITE 12'9" x 6'5"
 BEDROOM 11'5" x 14'1"
 WALK IN WARDROBE 8'5" x 5'0"
 BEDROOM 11'7" x 10'5"
 BATHROOM 11'0" x 6'6"

Second Floor

LOFT ROOM 7'0" x 10'2"
 LANDING 8'2" x 5'6"
 BATHROOM 7'9" x 7'8"

Outside

GARAGE/BARN 40'0" x 17'3"



TOTAL FLOOR AREA : 2825 sq.ft. (262.4 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		
39-54	E	46 E	
21-38	F		
1-20	G		