



Foxlark, Smithams Hill, East Harptree, Bristol, BS40 6BZ

- Semi-Detached Cottage with Stunning Views
- Large Kitchen/Diner/Family Room with Large Patio Doors
- Dual Aspect Living Room with Wood Burner
- Enclosed garden with Patio
- Parking for Multiple Cars
- Outbuilding with Wood Burner
- Rural Location
- Far Reaching Country Views
- Buyer has Found/Chain Free



Lovely Cottage - The Best View!

Four-bedroom semi-detached cottage on the outskirts of picturesque East Harptree with spectacular views!

Originally built in the 19th century this home has been renovated to very high specification and is now a beautifully presented contemporary and stylish family home. Downstairs is light and bright and consists of large kitchen/dining/family room with patio doors across the rear taking in the most spectacular far-reaching views over adjoining farmland and towards the Mendip hills. There is plenty of cabinet space, built in appliances as well as a large built-in cupboard.

Leading from the kitchen is the sitting room, together with a cosy wood burning stove, bespoke cupboards and bookshelves and views to the front and rear of the house.

Upstairs are four good sized bedrooms two with fitted wardrobes, and a modern family bathroom. All bedrooms enjoy the wonderful and far-reaching country views. On the landing is a really useful utility cupboard which houses the owners washing machine and tumble dryer.

To the rear of the house is a garden, mostly laid to lawn. There is plenty of space for relaxing with your morning coffee or a glass of something chilled and also for alfresco entertaining and for the kids to play. Situated just away from the house is a parking area for several cars, together with a workshop which could be utilised for various purposes.

Room with a view! Please 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

PORCH 7'0" x 3'0"

KITCHEN 18'0" x 17'3"

LIVING ROOM 12'1" x 17'0"

First Floor

BEDROOM 10'0" x 8'1"

BEDROOM 10'0" x 6'1"

BATHROOM 9'0" x 5'0"

BEDROOM 10'0" x 9'0"

BEDROOM 10'0" x 7'1"

Outside

GARDEN STORE 5'5" x 4'9"

OUTBUILDING 13'11" x 8'1"

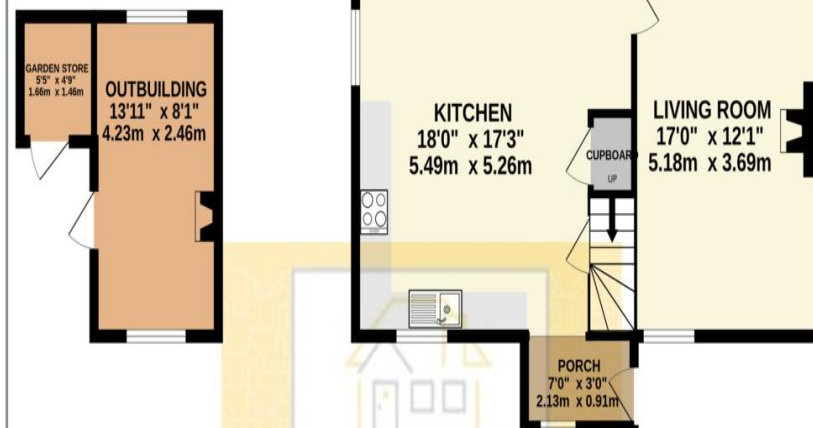
STORE 3'8" x 3'3"



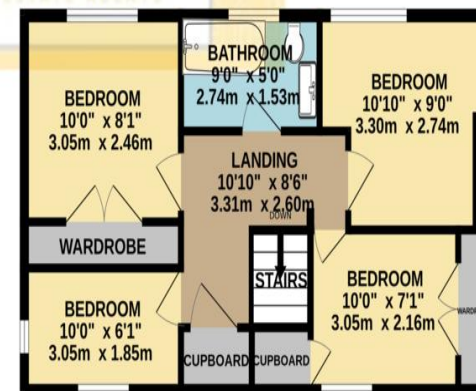
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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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