



Haydon House, Middle Street, East Harptree, Bristol, BS40 6BB

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- Character Cottage in Superb Village
- Location Circa 1600sqft
- Two reception Rooms with Fireplaces
- Study Area, Utility Room and Downstairs Loo
- Open Plan Kitchen Dining Room
- Period Bathroom with Roll Top Bath
- Three Large Double bedrooms
- Rear Garden with Lawn and Patio
- Single Garage and Off-Street Parking for Several Cars
- Views Across Open Fields



Charming Character Cottage

This beautifully presented home in the village of East Harptree offers a wealth of period features throughout, including sliding sash windows, flagstone floors, and traditional fireplaces.

The sitting room has a parquet floor and a welcoming open fire, the family room has original flagstones and a wood burner. There is a large open plan shaker style kitchen/dining room with glass atrium skylight. There is also an all-important downstairs loo, study and useful utility.

Upstairs are three large double bedrooms all with high ceilings and picture rails. The large family bathroom boasts a roll-top bath and separate shower.

Outside there is a lawned area with a single garage/workshop, shed and off-road parking.

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 Harptree Coombe.

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

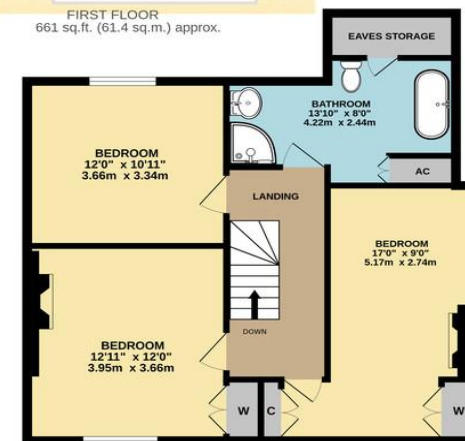
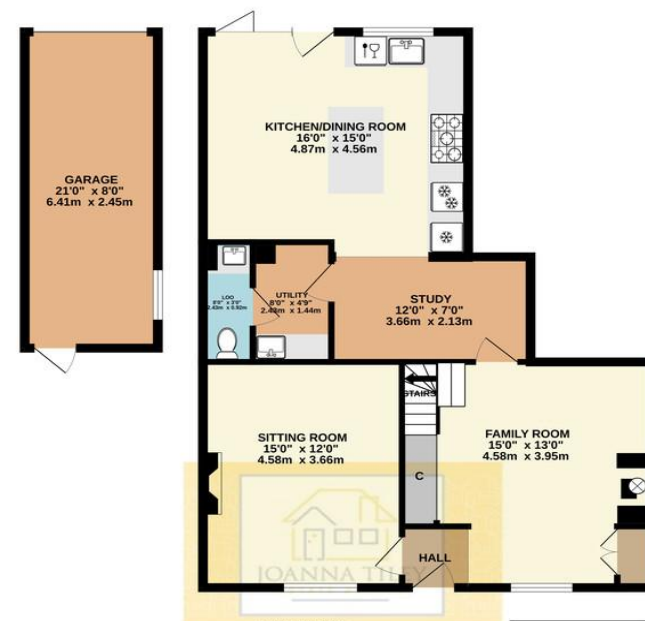
The village has a well-regarded Primary School, East Harptree Primary School. For Secondary Schooling you have a choice of Chew Valley School.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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 misstatement. The floor 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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