



The Dipping Well Cottage, Harptree Hill, West Harptree, Bristol,

The Dipping Well Cottage, Harptree Hill, West Harptree, Bristol, BS40 6EH

- Detached Period Cottage circa 2000sq ft
- Three Reception Rooms
- Galley Style Kitchen
- Four Bedrooms, One with Ensuite
- Two Further Stylish Shower/Bathrooms
- Utility Room
- Large Gradient Garden of Approx One Third Acre
- Elevated Position and Stunning Lake Views
- Double Garage and Parking
- No Forward Chain



The Dipping Well Cottage is a characterful detached cottage located in an elevated position affording panoramic views towards Chew Valley Lake and adjoining open countryside.

This spacious home dates back to the 1500's and has been tastefully renovated throughout to a high standard providing contemporary living accommodation set over three floors. This home retains original features such as deep inglenook fireplaces and stone floors.

The ground floor offers two well-proportioned reception rooms both with stone fireplaces and flagstone floors. There is a galley style kitchen with plenty of cabinets and fitted appliances as well as a Rayburn cooker. A door provides access to the garden. Additionally, there is a utility room leading to large outside open car port/store.

To the first floor is a large sitting room - again with access to the garden - as well as two good sized bedrooms, one of which has a walk-in wardrobe and ensuite shower room. There is a bathroom and separate loo on this floor.

To the second floor you will find two great sized bedrooms, both with fitted wardrobes and views to the garden – Velux windows flood both of these rooms with natural light.

To this floor there is an additional shower room

The large, tranquil garden slopes upward away from the house and has been beautifully maintained with lawned areas, mature borders, many shrubs and trees and areas to enjoy and absorb the surrounding countryside. The garden affords stunning views – it's the perfect place enjoy your morning coffee or an evening drink watching the sun set! There is a large garden store, together with a double garage and parking for several vehicles.

This beautiful and much-loved home is very special – please do give us a call to arrange your viewing!

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a 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 and a village hall, as well as an excellent community sought after by many.

There is the well-regarded East Harptree Primary School and Nursery nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. Independent schooling is available nearby with transport available 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 (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and its famous Cathedral. Railway stations at Bristol Temple Meads and Bath Spa provide 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





ROOM DIMENSIONS

Ground Floor

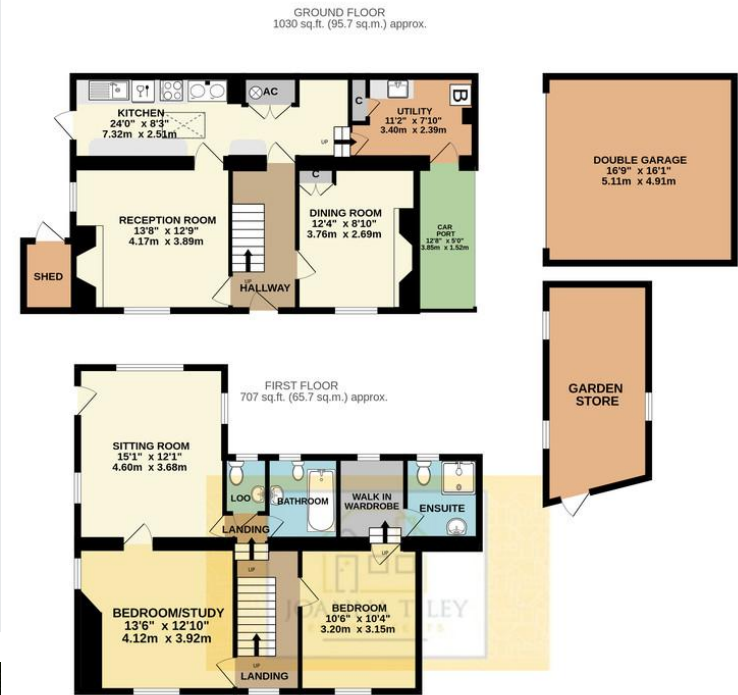
HALLWAY 5'8" x 13'9"
 RECEPTION ROOM 13'1" x 12'9"
 DINING ROOM 8'10" x 12'4"
 KITCHEN 24'0" x 8'8"
 UTILITY 11'2" x 7'10"
 CAR PORT 8'3" x 14'10"

First Floor

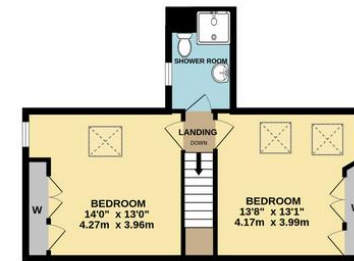
LANDING 7'0" x 13'0"
 SITTING ROOM 12'1" x 15'0"
 BEDROOM 13'8" x 12'9"
 BATHROOM 10'5" x 4'11"
 LOO 3'8" x 4'9"
 BEDROOM 10'4" x 10'6"
 WALK IN WARDROBE 5'2" x 7'0"
 ENSUITE 5'1" x 7'6"

Second Floor

BEDROOM 14'0" x 13'0"
 BEDROOM 13'8" x 13'1"
 SHOWER ROOM 5'6" x 7'1"



SECOND FLOOR
 414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 2152 sq.ft. (199.9 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		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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