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Bellhorse Lane
West Harptree, Somerset

 Peter Greateorex



A fully refurbished and
extended 17th-century cottage

Offers in excess of
£1,050,000



Overview

Bellhorse Cottage is a beautifully refurbished 17th-century home, extended and reimagined to create a light-filled contemporary residence with panoramic views across Chew Valley Lake. The property combines period character with modern efficiency, offering vaulted ceilings, oak and porcelain flooring, and a flexible three to four bedroom layout. Located in the thriving village of West Harptree, it offers excellent local amenities, highly regarded schools, and easy access to Bristol, Bath, and Wells.

The heart of the home is the open-plan kitchen and dining area. Finished in a contemporary style, it boasts tiled flooring, bespoke hand-crafted ash units with quartz worktops, integrated appliances, and a central island with storage and a breakfast bar. The kitchen also includes two electric ovens, an induction hob with extractor, and a walk-in pantry. The dining area, set apart by oak flooring, enjoys picture windows framing the far-reaching views, with French doors providing direct access to the garden.

This beautifully presented home has been thoughtfully designed for modern living, with clean lines, generous proportions, and an abundance of natural light. White walls, high ceilings, open doorways, and carefully placed spotlighting create a bright and airy feel, complemented by oak flooring and sleek porcelain tiles throughout. French and Velux windows across both floors maximise the views of the surrounding countryside.







Energy efficiency

was central to the cottage's refurbishment. High-specification insulation, double glazing throughout, and an electric air source heat pump provide underfloor heating and hot water.

An entrance atrium welcomes you with a vaulted ceiling and oak flooring, leading through to the elegant sitting room. This space features continued oak flooring, a log burner, and bespoke alcove shelving. To the right is the fourth bedroom, currently used as a study.

Beyond the kitchen, a second atrium with a striking reclaimed timber ceiling leads to a side entrance. An antique stained-glass window set high in the wall captures the light from above, adding character to the space. Here you will also find a cloak and boot storage area, a fully equipped laundry room, and a convenient shower room with WC and wash basin – ideal for use after time spent in the garden.

From the spacious kitchen and dining area, an open-tread wooden staircase rises to the first floor, where a galleried landing is bathed in natural light from a Velux window. The accommodation comprises three double bedrooms, including an impressive triple-aspect master suite with vaulted ceilings and a stylish en suite bathroom featuring a large walk-in shower, wash basin, low-level WC, heated towel rail, Velux window, and concealed lighting. (There is also potential to divide this space to create a fifth bedroom, if required.)

Rural but well-connected location

The property is approached via iron gates opening onto a wide gravel driveway, offering ample parking at the front and side.

The landscaped gardens, extending to around a third of an acre, feature lawns, wildflower beds, a natural pond with waterfall, and mature planting for year-round colour and interest.

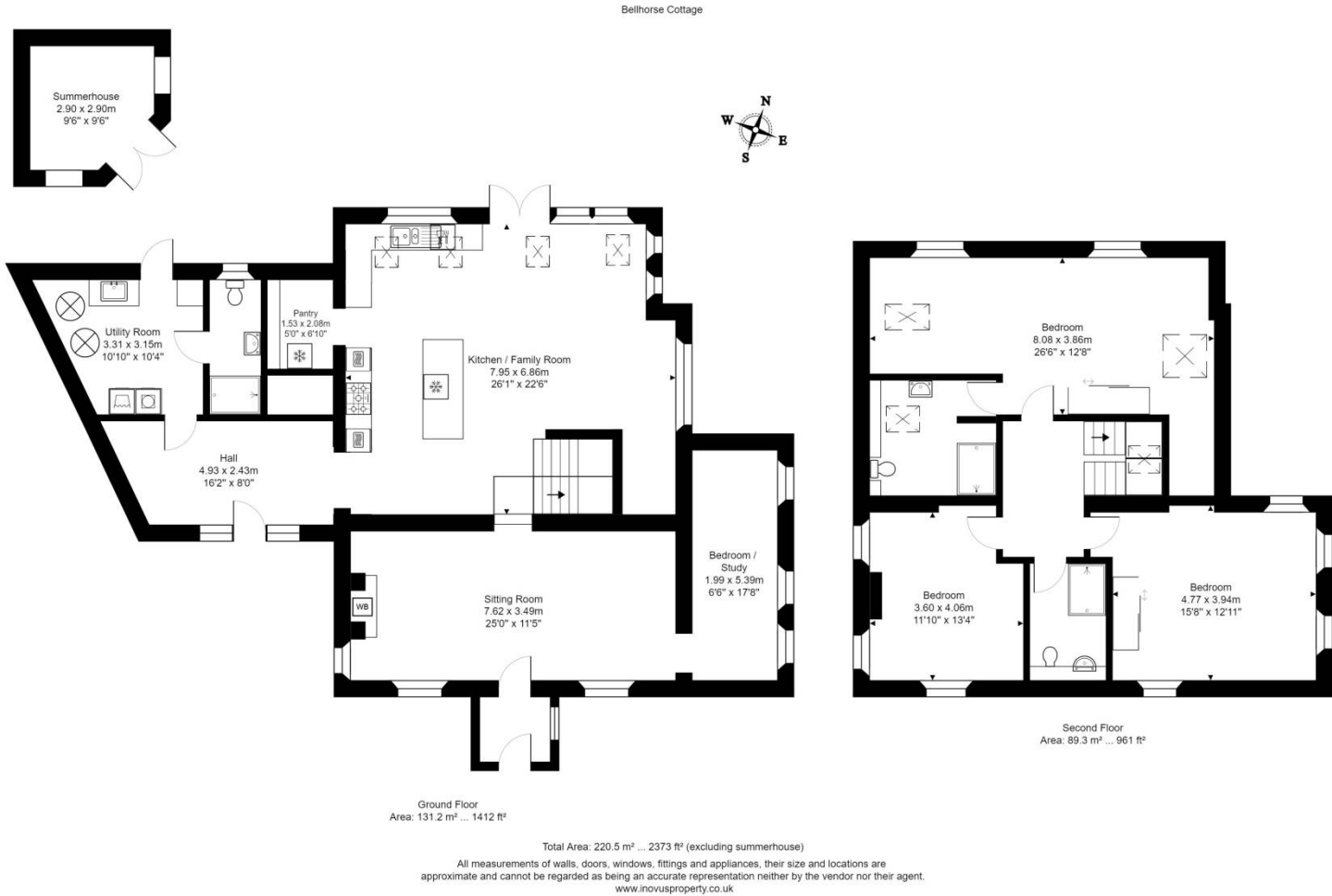
The village offers local amenities including pubs, a shop, Post Office, and a doctor's surgery, while the surrounding countryside provides excellent opportunities for walking, cycling, and sailing. Wells is just 10 miles away, with Bristol and Bath within easy reach, and Bristol Airport only 11 miles distant.

KEY FACTS

- Tenure: Freehold
- Mains water, electricity
- Heating: Air source heat pump. Underfloor heating
- Drainage: Septic tank
- Council tax: Bath & North East Somerset, Band F
- Broadband: Truespeed. Cat 5 ethernet to all rooms



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please
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