



Harptree Court, East Harptree, North Somerset

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# An **exceptional Grade II Listed** Georgian country house standing in an elevated position with far-reaching views over its parkland towards the Chew Valley.

## Summary of accommodation

Entrance hall | Drawing room | Library | Dining room | Morning room  
Staircase hall | Home office/play room | Sitting room/snug  
Kitchen/breakfast room | Prep kitchen | Pantry | Cloakroom | Cellars Store  
Principal bedroom suite with en suite bathroom and dressing room  
Three principal bedroom suites | Seven further bedrooms | Bathroom  
Three shower rooms | Nursery | Sitting room | Laundry room | Drying room  
Staff flat with kitchen, sitting room, bedroom and bathroom  
Two bedroom cottage | Modern one bedroom treehouse with rental income  
Traditional stable yard with development potential, currently providing seven boxes, workshop, kitchen and tack room

Farm buildings with development potential  
Garaging | Carport | Apple stores | Stores  
Tennis court | Lakes | Ornamental pond | Walled garden | Farmland  
Woodland

**In all about 51.7 acres (20.92 hectares)**

## Distances

Wells 9 miles, Bristol Airport 9 miles  
Bristol (Clifton Village) 13 miles, Bath 16 miles  
(All distances and times are approximate)



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## Situation and Amenities

Harptree Court is set back in a private edge of village position behind high stone walls and surrounded by beautiful parkland. The property is accessed via two principal drives from the north and east meeting at a circular carriage drive at the front of the house, with a third entrance gate opposite the stable yard to the southwest, directly into the village.

East Harptree is a highly sought after village in the Mendip Hills 'Area of Outstanding Natural Beauty'. The village has a Church of England primary school, a pre-school/nursery, village shop, church, village hall and cricket club. There are various local community clubs and social events.

Communications are excellent with the M5 motorway (Junction 21) about 15 miles to the west, linking to the wider national motorway network. Bristol Airport is about 9 miles to the north and East Harptree is not under any regular flight paths. Bristol Temple Meads provides regular mainline rail links to London, the Southeast and the Midlands.

The regional hubs of Bristol (13 miles) and Bath (16 miles) provide comprehensive shopping, recreational, leisure and commercial opportunities. The City of Bath is a UNESCO World Heritage Site, with world-famous Roman Baths and is regarded as a cultural hub in the southwest.

Schooling in the area is excellent for both state and private education. Bristol, Bath and Wells all have a range of primary and secondary schools for boys, girls and mixed schooling. Notable private schools include Queen Elizabeth Hospital School, Bristol Grammar School, Clifton College, Millfield School, Kingswood School, Badminton School, Prior Park College, Monkton Combe, Wells Cathedral School and the Bruton Schools amongst many others. Chew Valley School is a highly regarded state school.

Sporting facilities in the area include golf at Wells, Maesbury Castle, Castle Cary and other local courses and National Hunt racing is at Wincanton, Bath and Salisbury. The Mendip Hills area is highly regarded for its walking, caving, rock climbing and bridleways, affording excellent riding out opportunities. Chew Valley Lake is 1.9 miles away and ideal for sailing enthusiasts.





## History and Architecture

Harptree Court is thought to have been built in 1797 by Charles Harcourt Masters of Bath, constructed in the Classical style of Ashlar elevations under a slate roof, with an early-19th century addition.

The house was built for Joshua Scrope Esq, who subsequently sold the house in 1803 to the Waldegrave family. It was sold again in 1858 when it was bought by a Miss Gurney. In 1879 it was bought by William Wildman Kettlewell, whose son William Robert Wildman Kettlewell served as a Commander in the Royal Navy during World War I. The property was then bought in 1920 by the previous owner's grandparents and was bought by the current owners in 2020, who undertook an extensive restoration.





## Harptree Court

Harptree Court is arranged on an east-west axis, so the principal rooms all face north or south to maximise the sunlight and views. The main rooms face out over the north lawn with a ha-ha and beautifully refurbished wooden bridge separating the gardens from the rolling parkland and pasture.

The wide doorway has a beautiful, patterned fanlight above and leads into the spacious entrance hall. Standing at the heart of the house, it has a large welcoming fireplace and the front and rear doors align, providing a lovely view of the gardens beyond. Leading off the entrance hall, the large drawing room is dual aspect, with a magnificent fireplace and a link directly from the dining room, itself a wonderful room with tall ceilings and bay window overlooking the grounds. The impressive, panelled reception room at the end of the ground floor house is triple aspect with glass doors opening onto a south facing paved terrace, ideal for outdoor entertaining. The crescent shaped morning room also makes a wonderful study or reading room.

The staircase hall is lit by a pretty circular ceiling light and leads on to the delightful kitchen/breakfast room with a four-oven AGA. The kitchen links directly through to the prep kitchen and pantry.











# Harptree Court

Approximate Gross Internal Floor Area

Main House = 1,091 sq m / 11,746 sq ft

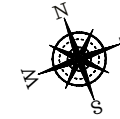
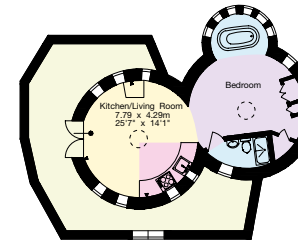
Staff Flat = 96 sq m / 1,036 sq ft

Courtyard Stores = 63 sq m / 678 sq ft

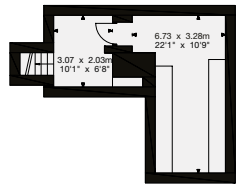
Tree House = 30 sq m / 322 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

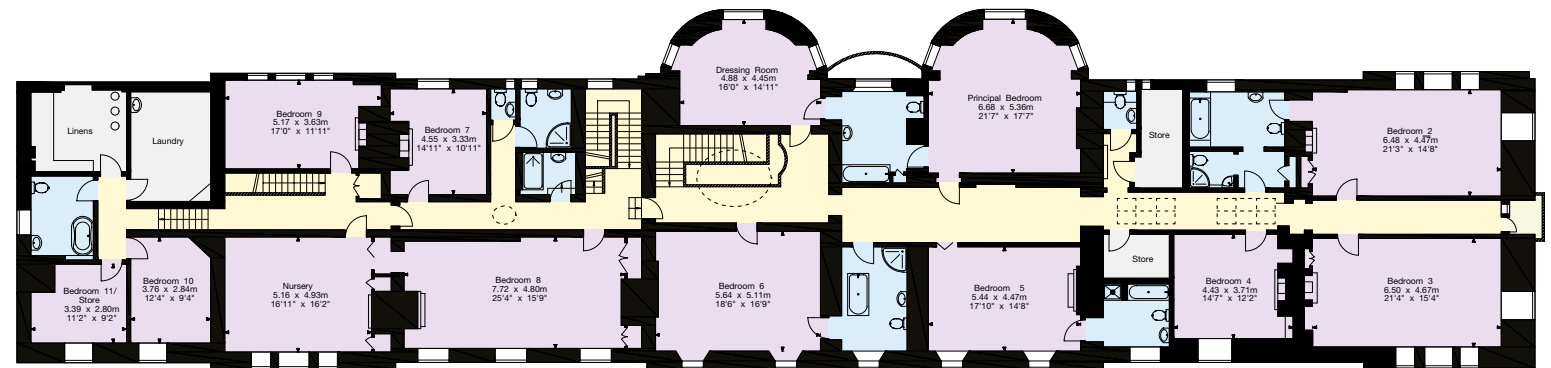
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



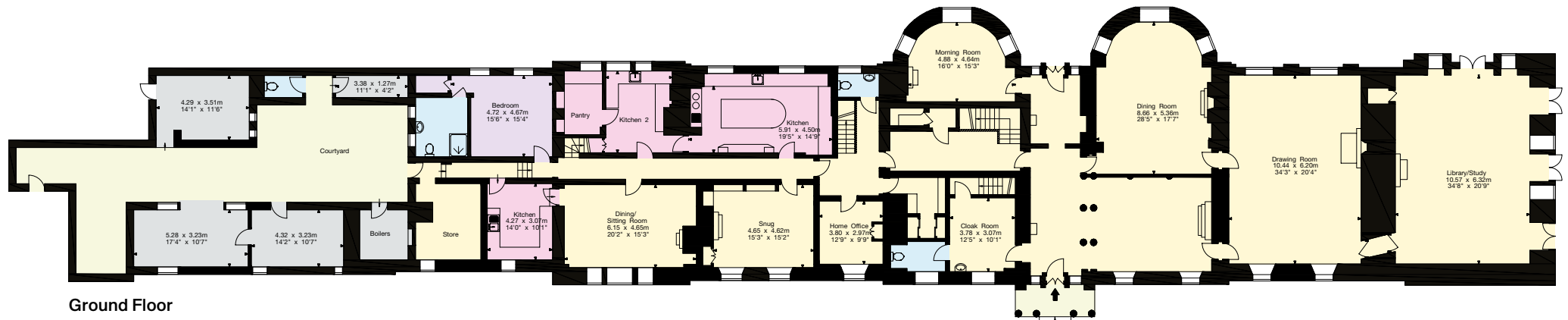
Tree House



Cellar



First Floor



Ground Floor

The staff flat, which comprises a kitchen, sitting room, bedroom and bathroom, lies at the end of the passageway, with independent access via a side door to a courtyard with ancillary bin, log and miscellaneous stores.

The main staircase leads up to a spacious landing leading to a wide corridor off which all principal bedrooms lie. The principal bedroom has a lovely bay window, with an en suite bathroom that links through to a dressing room, also with bay window and superb views. Three further bedrooms have

en suite bathrooms whilst another has access to a bathroom or shower room.

Additional bedroom accommodation can be found in the west wing of the house, comprising a principal guest bedroom with nursery attached, and use of one of the beautifully presented new shower rooms. This is ideal for guests with children. There are four further bedrooms, a refurbished bathroom, laundry room and drying room. A separate staircase leads down to the rear hallway.



## Laundry Cottage and Stable Yard

Laundry Cottage adjoins the stable yard with vehicular access from the village via the western gate. It comprises a kitchen, living room, two bedrooms and a bathroom.

The Victorian stable yard comprises a U-shaped yard with garaging and carport on one side, a two storey traditional stone stable block opposite, and a two storey stone range of stores, workshop and additional stables alongside. There are a series of rooms on the first floor. A further range of former stables lies behind the stable yard.

## The Treehouse

The treehouse is completely self-contained and was built in 2011, discreetly tucked away amongst some beautiful mature trees to the north of the main house, accessed via a pathway flanked by attractive estate fencing. There is a large verandah and inside there is space for a king size bed, a glorious copper bath as well as a shower and WC. The kitchen/sitting/dining area includes a wood burning stove, dishwasher, small cooker, gas hob and fridge. The treehouse is currently let out for holiday lets.

## Farm buildings and Outbuildings

A range of former farm buildings lies out of sight to the northeast of Harptree Court, set on the far side of the fields and with independent road access. These buildings are predominantly of stone construction and are suitable for residential development, subject to obtaining the necessary planning consents.

Other outbuildings include a series of old greenhouses aligned down the centre of the walled garden, probably dating from the Victorian era. They were heated and would be magnificent, once restored. Along the eastern elevation of the walled garden are a series of old apple and machinery stores.

There various field shelters and stores across the property and land.



# Outbuildings

Approximate Gross Internal Floor Area

Stables = 536 sq m / 5,780 sq ft

Laundry Cottage = 103 sq m / 1,112 sq ft

Garage = 50 sq m / 540 sq ft

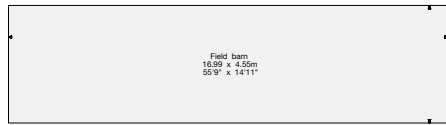
Farm Building Complex = 464 sq m / 5,005 sq ft

Field Barn = 77 sq m / 831 sq ft

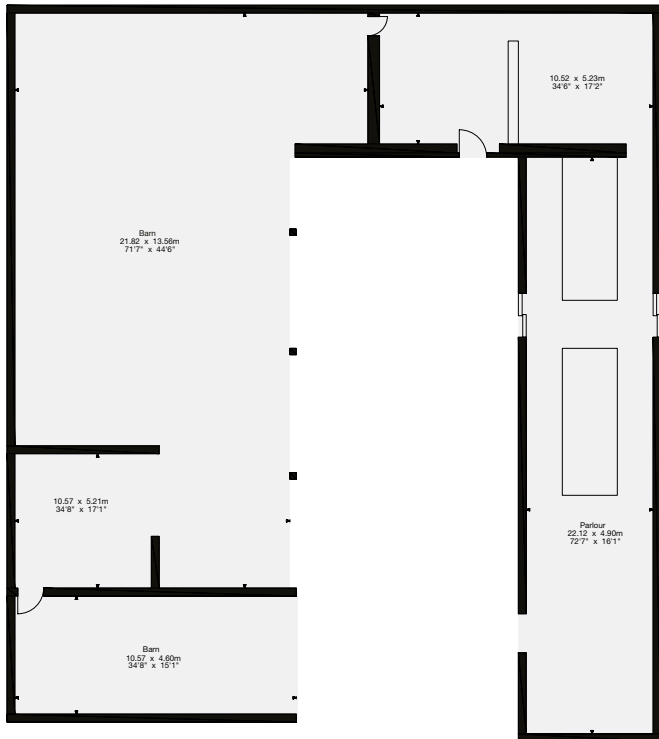
Storage Building, Stable and Log Store = 171 sq m / 1,849 sq ft

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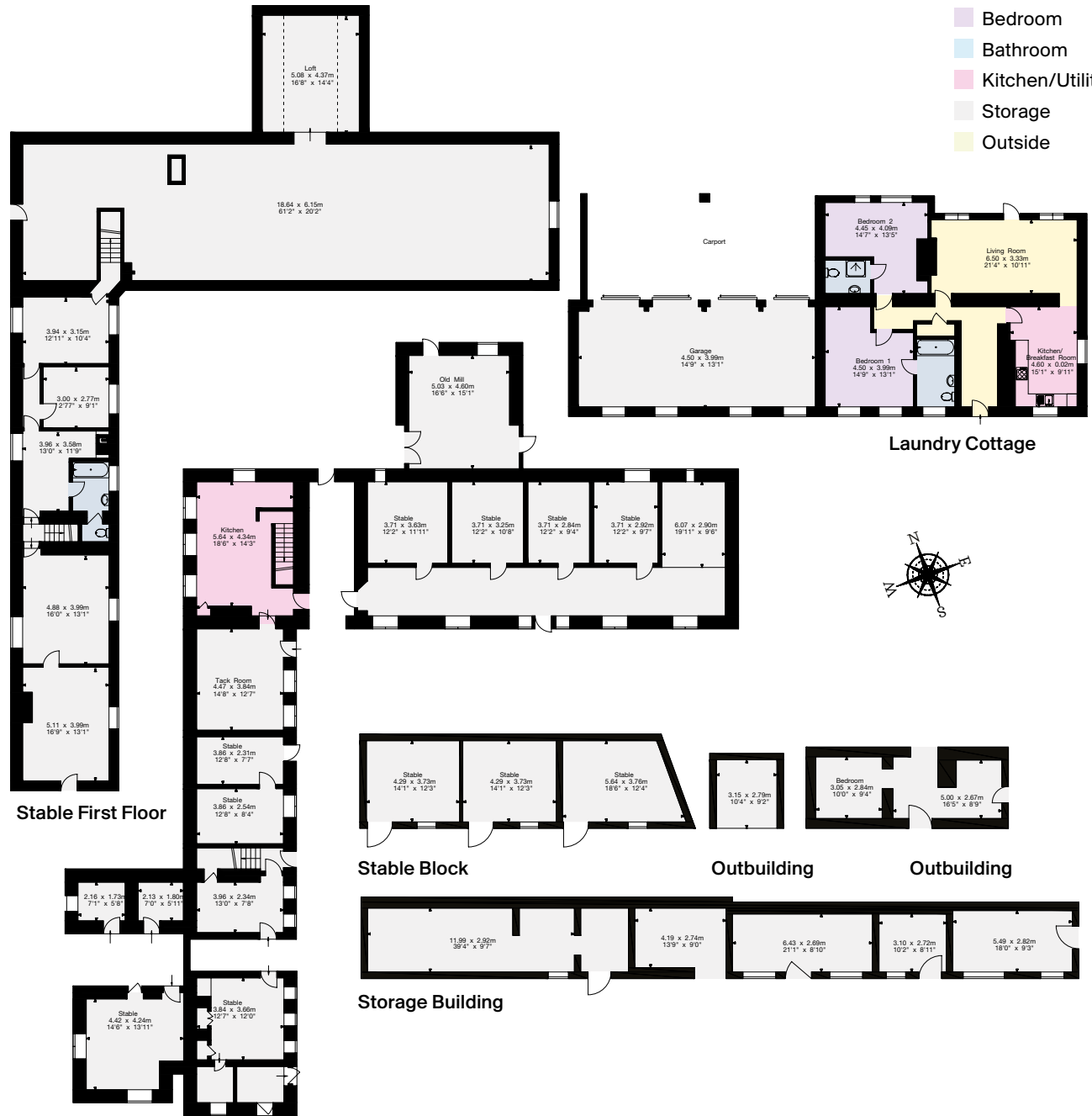
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Field Barn

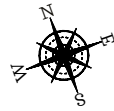


Farm Building Complex



Stable First Floor

Stable Ground Floor



## Gardens, Grounds and Farmland

Harpree Court stands in magnificent mature gardens and grounds. The lower drive sweeps through mature trees past a series of spring-fed lakes and over a lovely ornamental bridge, affording glimpses of the house throughout. The upper drive is flanked by fields and lined with Lime and Sweet Chestnut trees, with views over Chew Valley Lake.

Both driveways arrive at the south lawn to the front of the house, with some spectacular specimen trees whilst a rock garden, paved gardens and lily pond with a pavilion are all carefully arranged and positioned around the house. The hard tennis court lies between the stable yard and village lane.

The original walled garden extends to nearly two acres and lies to the east of the house. Currently bordered by deep beds with an array of perennial and seasonal flowers and shrubs, the walled garden is arranged to provide a wide area of lawn, a series of fruit cages and a number of cut flower beds.

The fields are separated by post and rail fencing with interlinking gates providing easy movement of livestock between them. The extensive woodland across the estate provides ample surplus wood for use in the house and ancillary properties.











# General Remarks & Stipulations

## Method of Sale

The freehold of Harptree Court is available for sale by private treaty with vacant possession on completion. Please note that two small areas of land (hatched blue on the sale plan) have been sold on long leases to the former gate lodges.

## Planning

The following are all Grade II listed with Historic England for their special architectural or historic interest:

Harptree Court, the stone bridge 50m north of Harptree Court, the gate piers to the southeast of Harptree Court, the gate and piers to the north of Harptree Court and the gate piers to the stable yard entrance at Harptree Court.

## Easements, Wayleaves and Rights of Way

The property is offered for sale subject to and with the benefit of all rights of way wither public or private, all easements, wayleaves, and other rights of way whether they are specifically referred to or not. There are no public footpaths or permitted rights of way across the Property.

## Services

Mains water. Mains electricity. Mains drainage. Oil-fired central heating and hot water.

Mains gas to Laundry Cottage. Bottled gas for Treehouse. Broadband internet.

## Directions (BS40 6AA – but please follow directions)

From Bristol, follow the A37 south towards Wells and follow this road for about 7 miles until you reach a roundabout and take the third exit onto the A368 towards Bishop Sutton and Chew Valley Lake. Follow this road for about 5.5 miles, going over the Chew Valley Lake, into the village of West Harptree. At the first junction, turn left towards East Harptree and after about 0.2 miles, the entrance gates to Harptree Court will be seen on the right hand side, just after a right hand turn into the village.

## Property information

**Tenure:** Freehold

**Local Authority:** Bath and North East Somerset

**Council Tax:** Harptree Court - Band H

Laundry Cottage – Band B

**EPC Rating:** Harptree Court – F

Laundry Cottage – D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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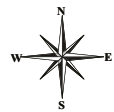
# Hartree Court



Total area =  
51.81 acres approx.

Land let on 999 year lease

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**Land Use:**

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Scrub		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 05:03:18 Drawn By: CW/MM Scale: 1:2500 @ A3 Plan Ref:

Title **Hartree Court**

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