



Sunnyside Cottage, Townsend, East Harptree, Bristol, BS40 6BH

- Characterful and Practical Cottage
- Three Reception Rooms
- Stunning Kitchen with adjoining Boot Room
- Wood burners in Charming Fireplaces
- Two Doubles and a Single Bedroom
- Family Bathroom
- Sunny Enclosed Garden
- Parking for Several Cars
- Vendor has Found

Characterful Country Cottage!!

Full of charm and very practical, Sunnyside Cottage has three reception rooms, two with wood burner creating a wonderfully cosy feeling with plenty of natural light.

The Kitchen has a luxurious touch with plenty of storage and ample room for kitchen dining with family and friends.

Always useful to have a Boot/Utility Room with an all-important Loo.

Upstairs we have the Main Bedroom with loads of storage and an Ensuite. The further three bedrooms share the family bathroom.

Outside there is parking for multiple cars and the south-facing garden is perfect for alfresco dining with family and friends with and to take in the surrounding countryside.

The Cottage has been well maintained by its current owner with many upgrades in their ownership.

As the owner have found their next home we are priced to sell.

Call our friendly team to arrange your viewing.

East Harptree is a popular village situated on the Wells side of the Chew Valley. At the heart of the village stands the Clock Tower, which was erected to commemorate Queen Victoria's Diamond Jubilee. The village offers a range of local amenities, including a community shop, hairdresser, village hall, and a popular pub.

St Laurence's Church occupies a central position within the village, with a nearby footpath leading to the beautiful East Harptree Woods and Harptree Combe, providing excellent opportunities for walking and enjoying the surrounding countryside.

The village is well served by education facilities, including the highly regarded East Harptree Primary School, with secondary education available at Chew Valley School. There is also a well-established nursery and forest school within the village.

East Harptree is conveniently located for commuting to Bristol and Bath, while the cathedral city of Wells is approximately a 15-minute drive away. A regular bus service provides connections to Bristol, and mainline rail services are available from Bristol Temple Meads and Bath Spa, offering routes to London and the wider national rail network. The M4 and M5 motorways are both easily accessible, while Bristol Airport offers a range of domestic and international destinations.







ROOM MEASUREMENTS

Ground Floor

PORCH 3'5" x 2'10"

ENTRANCE HALL 6'6" x 4'2"

SITTING ROOM 13'3" x 12'5"

FAMILY ROOM 14'1" x 12'5"

RECEPTION 8'8" x 10'3"

KITCHEN 13'8" x 16'5"

UTILITY ROOM 8'7" x 10'0"

WC 4'11" x 5'2"

First Floor

BEDROOM 11'5" x 12'5"

BATHROOM 8'2" x 7'4"

BEDROOM 10'10" x 12'5"

BEDROOM/DRESSING ROOM 7'4" x 12'5"

BEDROOM 16'6" x 12'5"

ENSUITE 6'1" x 4'0"

Outside

SUMMER HOUSE 5'4" x 0'7"



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.

Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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