



EAST HARPTREE, NORTH EAST SOMERSET

BS40



COLEY HOUSE, COLEY, EAST HARPTREE, BRISTOL, BS40 6AW

A distinguished Grade II listed country house with mature gardens, orchard, meadow and pond, offering exceptional space and privacy in a peaceful rural setting between Bath and Bristol.



Local Authority: Bath & North East Somerset

Council Tax band: H

Tenure: Freehold

Services: Mains gas, water & electricity. Private drainage. Broadband: Truespeed

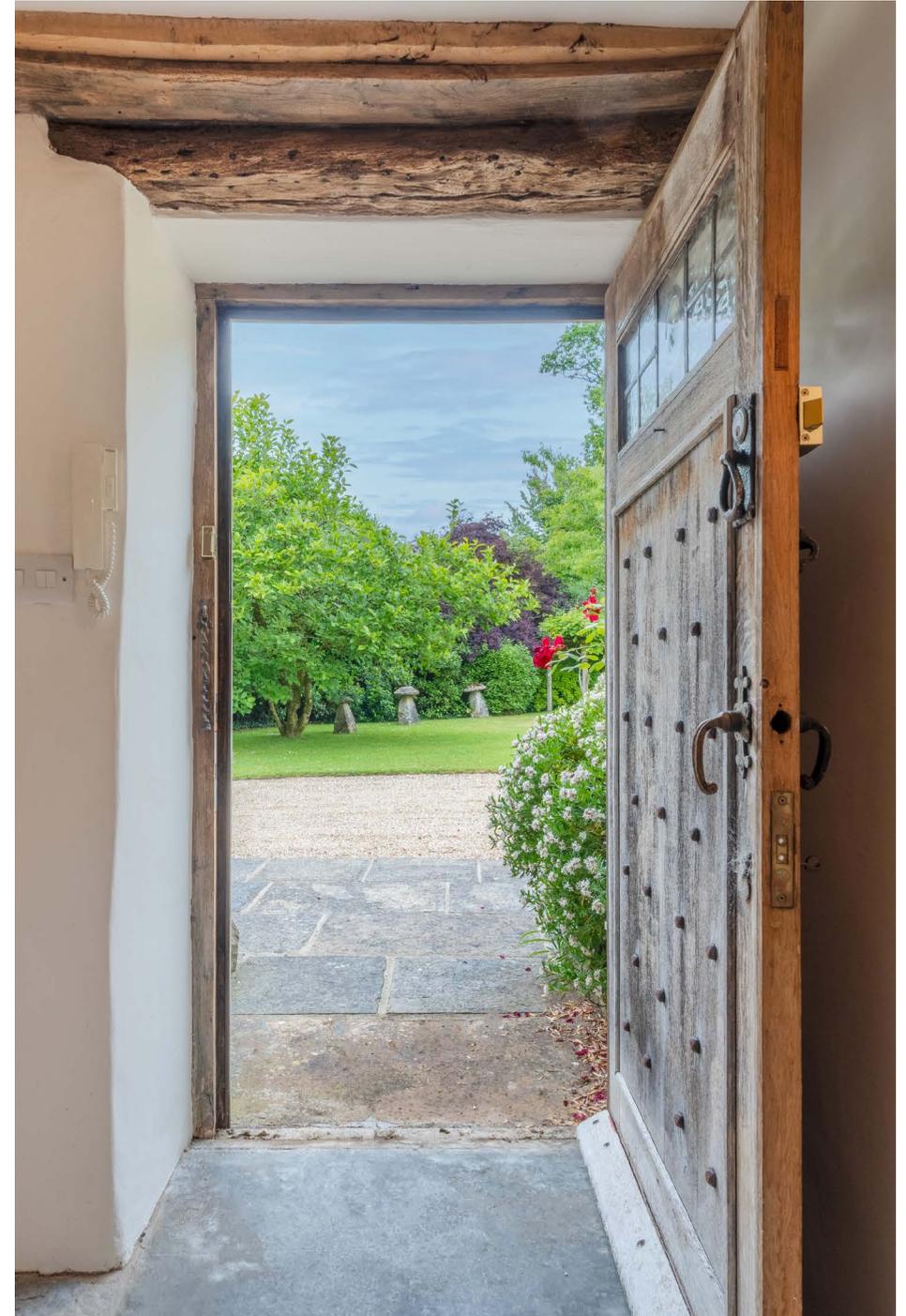
Guide Price: £1,600,000



THE PROPERTY

Coley House is an attractive detached stone home set within the hamlet of Coley, close to East Harptree and Litton. Approached through electric gates, a gravel drive leads to the house and detached double garage. The property enjoys beautifully maintained private gardens blending established trees and well stocked borders, with level lawns to both the front and rear.

A central entrance hall creates a welcoming first impression. To one side sits the kitchen, arranged around a gas Aga, with a walk in pantry, utility room and an adjoining sunroom that opens into the walled garden. To the other side, the formal dining room retains a striking inglenook fireplace and original flagstones, and leads through to a dual aspect drawing room with oak beams and views across the gardens. A further reception room offers flexibility as a study, snug or playroom.







Upstairs, a generous landing leads to the principal bedroom with walk in wardrobe and en suite bathroom. Four additional double bedrooms enjoy attractive views over the garden, served by a family Jack and Jill bathroom and an additional bathroom. Handcrafted oak windows feature throughout, and the house has been beautifully maintained over the years.

Across a quiet lane, the property boasts an attractive orchard and meadow extending to approximately two acres, with water supply, field shelters and a natural pond. This wonderfully peaceful area is an ideal space for wildlife and outdoor enjoyment.



SITUATION

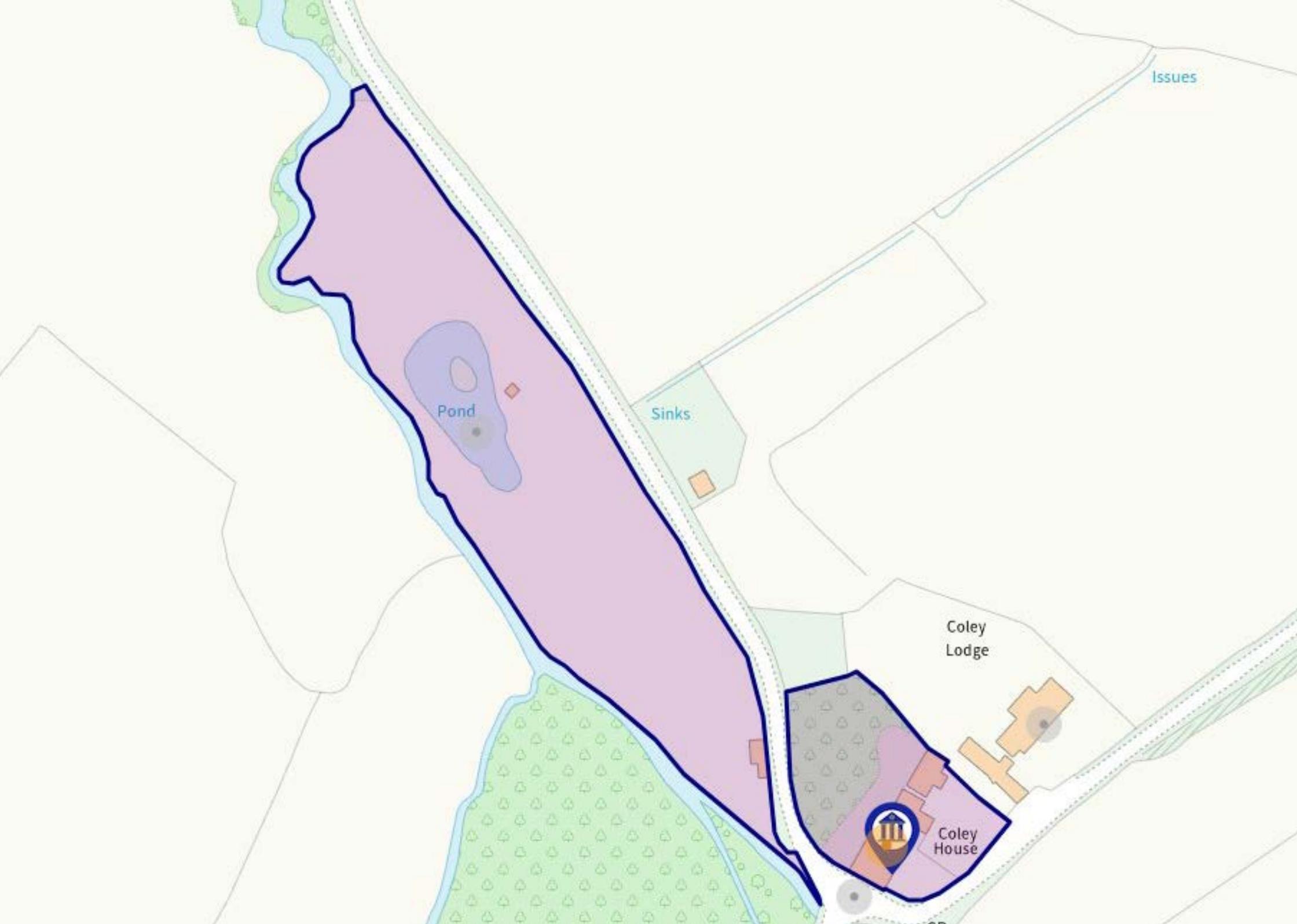
Coley is a small hamlet positioned between Litton and East Harptree, with convenient access to Wells, Bath and Bristol. Nearby villages offer day to day amenities including shops, churches and very well regarded pubs. Wells provides a wider selection of services, independent retailers and regular markets, while Bristol and Bath offer extensive shopping, cultural attractions good rail links to London and Bristol airport.

The surrounding Mendip Hills provide excellent opportunities for walking, riding, sailing on Chew Valley Lake and other outdoor pursuits.

Schooling in the area is excellent. 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, Monkton Combe, Wells Cathedral School, All Hallows Prep, the Bruton Schools and Downside. Chew Valley School and The Blue School in Wells are highly regarded state schools, as is the nearby Chewton Mendip Primary School.







Issues

Pond

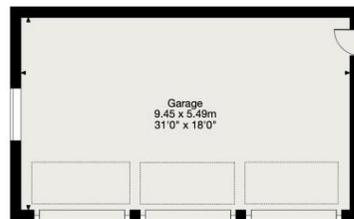
Sinks

Coley Lodge

Coley House

Coley East Harptree

Gross Internal Area (Approx.)
Total Area = 383 sq m / 4,127 sq ft



Garage



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Approximate Gross Internal Area = 383 sq m / 4127 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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