



The Street, West Harptree
£285,000



Bedrooms: 2

Bathrooms: 1

Receptions: 1

A charming two-bedroom village home with character features, generous open-plan living accommodation and a stylish fitted kitchen, situated in the heart of the sought-after Chew Valley village of West Harptree.

Originally a village shop, the property has been converted to provide a two-bedroom home while retaining a number of character features. The property has an attractive stone and brick frontage and is well positioned within the village.



The ground floor comprises a large open-plan kitchen, dining and living room, with the kitchen set on a slightly raised level. The living area provides ample space for both seating and dining, with exposed timber detailing adding character.

The fitted kitchen has a range of wall and base units, work surfaces, tiled splashbacks, built-in electric oven, induction hob with extractor above and stainless-steel sink and drainer. There is also good storage and preparation space.

To the first floor are two well-proportioned bedrooms. The principal bedroom is a generous double with space for a range of bedroom furniture, while the second bedroom is also a good-sized room and could be used as a home office if required.

The bathroom comprises a bath with shower over, WC and wash hand basin, with a roof window providing natural light.

The property provides well-proportioned accommodation in a central village location, with the main living space being a particular feature of the home.

What we love about the property... A charming and deceptively spacious two-bedroom home occupying a wonderful village position in the heart of West Harptree.

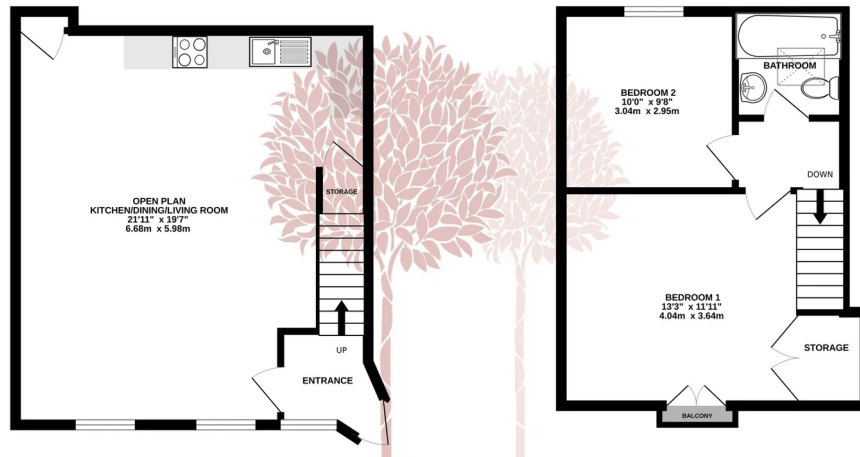




Situation: The Bath & North East Somerset village of West Harptree lies right in the heart of the Chew Valley with close proximity to the Mendip Hills with views across the Chew Valley and country walks on the doorstep. The Chew Valley and the Mendips are well known for their beauty, with a host of other activities nearby, including riding, caving, sailing and fishing. The surrounding area is one of outstanding natural beauty and the village itself has many excellent facilities including a post office and store with bakery, doctors, dentist, beautician, village hall and public house. Primary schooling is available in the nearby village of East Harptree (www.eastharptree.org) and secondary education is at the Chew Valley Comprehensive School (www.chewvalleyschool.co.uk) in Chew Magna. Bristol, Bath and Wells offer a wider range of shops, recreation facilities as well as private education, with Bristol & Bath having good rail and motorway links, and Bristol Airport is around 7 miles away. Private schooling is also available at Bristol, Wells, Sidcot and Wraxall.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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Directions: Coming from Chew Valley lake follow Bristol Road towards West Harptree. Turn left onto The Street and Ivanhoe can be found next to the roundabout.

What3Words: [///guideline.forecast.encrypted](https://www.what3words.com////guideline.forecast.encrypted)

Material Information: This property operates on gas central heating.
Council tax band: B EPC Rating: D