



1 Brickhill Cottages

# 1 Brickhill Cottages, Bath Road, West Harptree, Bristol, BS40 6HN

- Period Stone Cottage
- Traditional Style Kitchen
- Dual Aspect Sitting Room with Open Fire
- Dining Room and Bonus Garden Room
- Utility and Shower Room
- Two Double Bedrooms Plus a Single
- Family Bathroom
- Pretty Mature Garden with Patio Area
- Ample Parking
- Country Living with Stunning Views



## **Surrounded by open countryside with views, and with extensive gardens, this cottage is a true gem!**

Originally a farm workers cottage, this delightful family home retains many period features including latch and brace doors and exposed beams. Step inside through the porch into the bright hallway where beautiful herringbone flooring flows through to the dining room. The dual aspect sitting room features an open fire and period picture rails. Continuing on, the dining room benefits from double doors leading into the kitchen which offers ample storage via a range of fitted cabinets. There is also a utility room, a handy ground floor shower room with loo and a bonus garden room with sliding doors out on to the patio area.

Returning to the hallway and up the newly installed staircase there are two good sized double bedrooms and a single bedroom. A family bathroom completes this charming cottage.

Outside, the large garden boasts mature borders framing the lawned area and a patio with seating for alfresco entertaining, plus plenty of space for growing vegetables, all surrounded by the beautiful countryside views. Add to this countryside walks direct from the house - this truly is a unique home! Don't miss out - contact our friendly team to schedule your viewing today!

**West Harptree** is one of the central villages in Chew Valley, boasting a thriving community with a village shop and popular public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon and a village hall, as well as an excellent community sought after by many.

There is the well-regarded East Harptree Primary School and Nursery nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. Independent schooling is available nearby with transport available in the village.

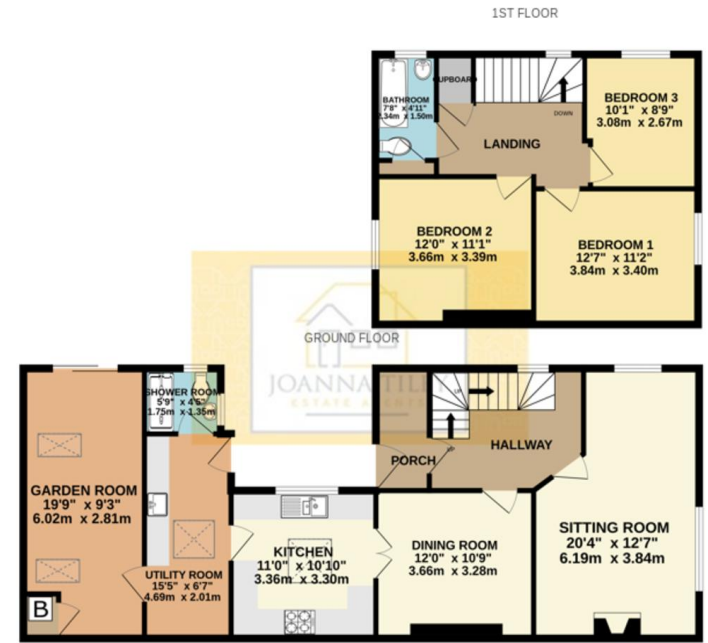
The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and its famous Cathedral. Railway stations at Bristol Temple Meads and Bath Spa provide services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport





### ROOM MEASUREMENTS

Ground Floor  
 PORCH 5'6" x 7'1"  
 HALLWAY 11'9" x 5'6"  
 SITTING ROOM 12'7" x 20'4"  
 DINING ROOM 12'0" x 10'9"  
 KITCHEN 11'0" x 10'10"  
 UTILITY ROOM 6'7" x 15'5"  
 SHOWER ROOM 5'9" x 4'5"  
 GARDEN ROOM 9'3" x 19'9"  
 First Floor  
 BEDROOM 8'9" x 10'1  
 BEDROOM 12'7" x 11'2"  
 BEDROOM 12'0" x 11'1"  
 BATHROOM 4'11" x 7'8"



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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