



**Townsend, East Harptree**  
**£1,350,000**







**Bedrooms: 5**

**Bathrooms: 3**

**Receptions: 3**

Set in a peaceful position on the edge of the sought-after village of East Harptree, St. Michaels Cottage is a beautifully presented period home that has been thoughtfully enhanced by a striking contemporary extension. Enjoying far-reaching views across the Chew Valley, the property offers a rare blend of character, space and modern comfort.



The house provides generous and flexible accommodation with five bedrooms, a private paddock, and a newly constructed triple garage completed in 2024. Over the past two years, it has undergone an extensive programme of renovation and redecoration, and is now presented in excellent order throughout.



Originally dating back to the mid-19th century, the house combines a wealth of original features including quarry tiled floors, latch doors, exposed stonework and recently sanded and waxed, beautiful oak floors which compliment the modern finishes and light-filled living spaces. The heart of the home is the country kitchen, fitted with bespoke cabinetry, new oak worktops, a central island and understairs pantry, opening into a spacious breakfast/family room with French doors leading onto a south-facing terrace. A new boiler was installed in 2024, ensuring modern efficiency and comfort.



Further reception space includes a generous sitting room, with a Jetmaster open fireplace and bespoke shelving, a formal dining room with garden views, and an impressive drawing room within the oak and glass extension. This contemporary wing, completed in 2009, also provides a study, underfloor heating, and the dual-aspect drawing room with panoramic views across the paddock and surrounding countryside, centred around a wood-burning stove.







The first floor is arranged over two connected wings, accessed via two staircases, and offers five bedrooms in total. The original cottage wing includes a guest suite with en-suite shower room, three further double bedrooms and a family bathroom. The modern wing houses a luxurious principal suite with exceptional views, dressing room (which could serve as a sixth bedroom), and a contemporary en-suite shower room.

Outside, a gravel driveway framed by flowering hawthorn leads to ample parking and the newly built triple garage with barn-style oak doors. The south-facing garden is thoughtfully planted with espaliered crab apple trees, roses and herbs, and features a terrace ideal for outdoor dining. A detached, fully insulated utility room provides excellent additional storage and practicality.



Beyond the garden lies an approximately one-acre paddock with stable, recently re-roofed and fitted with power, along with a newly created field shelter suitable for smaller animals.

**What we love about this property...** St. Michaels Cottage is a unique and beautifully balanced village home, offering period charm, contemporary living and stunning countryside surroundings, all within easy reach of Bath, Bristol and Wells. The property is offered with no onward chain.



**Situation:** East Harptree lies on the edge of the Mendip Hills with views across the Chew Valley and country walks on the doorstep. The Bath & Northeast Somerset village offers facilities including a village store, public house and restaurant, village hall, primary school (www.eastharptreeschool.ik.org), nursery and children's' play area. Secondary education is available at nearby Chew Magna at Chew Valley's comprehensive school (www.chewvalleyschool.co.uk) which has recently had an outstanding Ofsted report. 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. The Chew Valley comprises thousands of acres of beautiful countryside with Chew Valley and Blagdon Lakes offering sailing and fishing. The area is well known for its beauty and offers a variety of community pursuits within a short drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles.

**Directions:** Starting from the High Street in East Harptree, head southwest staying on the main village road. After a short distance, you'll see the road bend a little - look for Townsend Road branching off to your right. Turn right onto Townsend and Continue along this quieter lane; St Michael's Cottage will be on your right-hand side.

What3Words: ///muddy.boasted.contracts

**Material Information:** This property operates on gas central heating. Council Tax band: E  
EPC Rating: D

