



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

- Stylish Period Cottage
- Full of Character and Charm
- Edge of Village Location on Quiet Country Lane
- Log Fires and Flag Stone Floors
- Country Style Kitchen
- Boot Room with Outside Access
- Four Double Bedrooms
- Stylish Family Bathroom
- Office/Studio above Garage
- Enclosed Garden



CHARACTERFUL PERIOD FAMILY COTTAGE

Set in a quiet village location, a short distance from the children's play area and park, with lovely country walks right on the doorstep, this period semi-detached cottage makes a wonderful family home.

The welcoming entrance hall leads through to the dining hall, with its attractive flagstone floor, cosy log burner and access to the kitchen. The generous kitchen/dining room is very much the heart of the home, plenty of storage and ample space for family meals and relaxed entertaining.

A separate boot room leads directly from the kitchen through stylish glazed doors and has direct access to the lane outside – a very useful space for muddy dogs, boots and coats after enjoying the surrounding countryside.

The sitting room is a comfortable family space, with a stone feature fireplace and log burner, making it a lovely room to relax in at the end of the day.

Upstairs are four good-sized double bedrooms, two of which have dual-aspect windows, along with a well-appointed family bathroom with a freestanding bath and separate large shower.

Outside, the garden is private and enclosed, with access to the garage. Above the garage is a spacious home office/studio, accessed by internal stairs and benefiting from dual-aspect windows and views across the surrounding countryside. This versatile space could also offer potential for conversion to a separate annexe, subject to the necessary planning consents.

There is also parking available on the lane outside the property.

The current owners have made several infrastructure improvements in recent years, including installing a new gas boiler and ventilation system, upgrading the insulation and replacing the garage roof

A lovely, characterful home in a peaceful village setting, with plenty of practical space for family life and the countryside on the doorstep.

Give us a call - we look forward to showing you around!

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.





AWAITING EPC.....

ROOM DIMENSIONS

Ground Floor

HALLWAY 13'1" x 5'5"
 SITTING ROOM 14'8" x 15'8"
 DINING ROOM 15'4" x 14'4"
 KITCHEN/BREAKFAST ROOM 10'6" x 22'9"
 BOOT ROOM 10'6" x 12'1"
 LOO 2'7" x 4'0"

First Floor

LANDING 5'5" x 10'1"
 BEDROOM 16'0" x 13'0"
 BEDROOM 10'5" x 17'5"
 BEDROOM 10'3" x 11'2"
 BEDROOM 15'4" x 11'3"
 BATHROOM 9'5" x 7'8"

Garage

GARAGE 18'8" x 10'4"
 OFFICE/STUDIO 13'5" x 10'4"



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