



Janeth, High Street,

## Janeth, High Street, East Harptree, Bristol, BS40 6AY

- End Terrace 1800's Period Cottage
- Turnkey condition throughout
- Open Plan Kitchen and Sitting Room
- Wood-burning stove and window seat
- Double Bedroom and Single Bedroom
- Family Bathroom with Separate Shower
- Large Garden backing onto open fields
- Two Garden Sheds
- Sought After Village Location
- Walks from your Doorstep



### PICTURE PERFECT COTTAGE RESTORED AND READY TO MOVE INTO!

A charming cottage ready to be enjoyed from day one. Dating back to the 1800s, this beautifully restored end-terrace home combines period character with stylish modern living, offering the perfect turnkey village retreat! Entered via a traditional stable door, the heart of the property is the open-plan kitchen and sitting room, featuring a wood-burning stove, characterful Aga, and a window seat perfect for watching the world go by. Upstairs are two bedrooms, including a double room with exposed beam, together with a stylish family bathroom.

Outside, the generous lawned garden backs onto open fields and benefits from two useful storage sheds. As is typical of cottages of this age, the garden is accessed via a shared pathway separate from the property. Situated in a sought-after village location with countryside walks on the doorstep, this delightful home offers the perfect blend of charm, comfort and rural living.

A rare opportunity to acquire a beautifully restored character cottage in an idyllic village setting.

**East Harptree** is located on the Wells side of Chew Valley. In the heart of the village is the Clock Tower which was put up to celebrate Queen Victoria's Diamond Jubilee. The popular village offers a Community Shop, Hairdressers, Nursey, and a Public House. The Church is in the heart of the village, alongside is a footpath that leads to the beautiful amenity of East Harptree Woods and Harptree Coombe. Harptree Court is within the village and is famous for appearing on The Great British Bake Off!

The village has the very well-regarded East Harptree Primary School with secondary schooling at Chew Valley School.

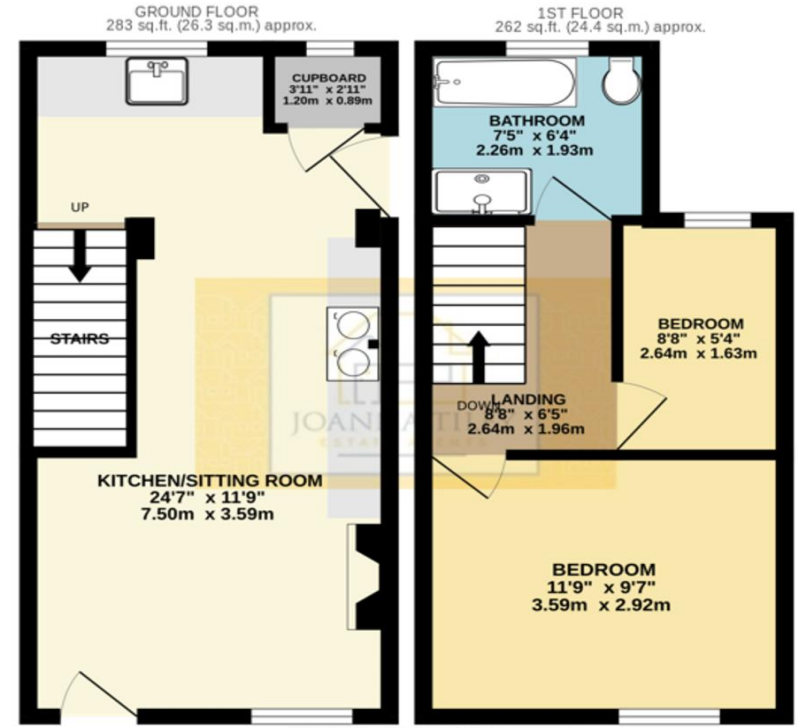
The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. There is a regular bus that stops in the village that travels to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World





### ROOM DIMENSIONS

Ground Floor  
 KITCHEN/SITTING ROOM 11'9" x 24'7"  
 CUPBOARD 3'11" x 2'11"  
 First Floor  
 BEDROOM 11'9" x 9'7"  
 BEDROOM 8'8" x 5'4"  
 LANDING 8'8" x 6'5"  
 BATHROOM 7'5" x 6'4"



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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