

LODESTONE



The Laurels, East Harptree





The Laurels, East Harptree

BS40 6BQ

Guide Price: £995,000

5 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Beautifully presented detached home with far-reaching countryside views
- Exceptional, well-established garden backing onto open fields
- Flexible layout with potential self-contained annexe
- Light-filled kitchen opening to a south-west facing garden room
- Four spacious first floor bedrooms including a principal suite
- Semi-rural yet connected location – within easy reach of Bath and Bristol





The Laurels, situated in an area of outstanding natural beauty in the popular Chew Valley village of East Harptree, is a beautifully presented and carefully maintained property with a gorgeous well-established garden at the rear which adjoins open fields.

From the first floor there are impressive far reaching countryside views and whilst enjoying an essentially rural location, the house feels connected to the village. The cities of Bath and Bristol are approximately equidistant at about a half an hour's drive making The Laurels perfect for commuters or families wanting to join one of the excellent schools in the area.

An impressive spacious hallway sits centrally with access to superb reception rooms that connect the house with the beautiful garden via large windows and doors to the patio that borders the house. Leading off the hallway to the right is a suite of rooms that could very easily be configured as an annexe by incorporating the property's boot room, which has outside access, as a kitchen dining area. As it stands currently the area provides a ground floor bedroom with en-suite, and additional bathroom and sitting room.



The Laurels enjoys a kitchen that is open to a lovely south-west facing garden room providing a gorgeous place to sit and enjoy views of the garden and informal dining. There are doors out to a patio area, making this configuration perfect for heading outside with a coffee or lunch to enjoy the garden. A separate more formal dining room is easily accessed from the kitchen and would make an excellent home office with the potential to have a door leading from outside so visitors could come and go without disturbing the household. The kitchen itself is very well presented and easy to work in with an attractive range of fitted cream wall and floor units while a smart navy-blue Aga is complemented by turquoise wall tiles. Traditional oak flooring runs through the kitchen and garden room adding a countryside feel.





A superb reception room leads off the kitchen providing a living room that welcomes with space and light. This room is perfect for accommodating family and friends while entertaining and is fitted with a second set of double doors that open the room up to the garden.

Completing the ground floor accommodation, the practicalities are catered for with a utility room that lies adjacent to the kitchen providing a recently fitted supplementary electric oven and access to the garage.

A light and elegant stairwell rises to the first floor where it is met by a spacious galleried landing that leads on to four bedrooms and a family bathroom. The principal bedroom enjoys a double aspect with far reaching countryside views over the Chew Valley area that lies to the front of the property. The room also benefits from fitted double wardrobes. The family bathroom, with separate bath and shower, can be directly accessed from the principal bedroom thereby providing an en-suite, and from the hallway serve the additional bedrooms. There are architectural plans for the creation of a small separate en-suite shower room to the principal bedroom, which has building regulations approval. A second bedroom with fitted double wardrobes is currently configured as a study with the desk positioned to make the most of the same glorious front facing views of the Chew Valley. Two further double bedrooms are well proportioned with one having access to a large storage area with a generous airing cupboard completing the first floor

Outside

Set in approximately three quarters of an acre of grounds the exceptional garden can be first glimpsed on arrival at The Laurels where there is a pedestrian gate leading through to the rear garden from the well-kept gravel parking area at the front door. Walking through the garden is a truly immersive experience which is reminiscent in places of an arboretum.

There is a beautiful well-established mix of evergreen and deciduous specimen trees including the stunning Magnolias which put on a spectacular show in early spring and atmospheric aged Weeping Birches.





Planted beds and a pond have been created to blend and complement the lawn and trees which creates a journey through the garden with something interesting and delightful to see at each turn.

Larger shrubs, herbaceous planting and bulbs layer the garden with structural and seasonal interest with a more open lawned area leading to raised beds and the all-important composting area. This is a garden enthusiasts dream spot. A patio that can be accessed from the garden and sitting rooms frames the rear of the property and is bordered by pretty planted beds with a few shallow steps up to the garden. Further parking is available on the other side of the house to the front of the double garage where there is also an external door into the boot room.

Situation

East Harptree is a highly sought after village in the beautiful Mendip Hills Area of Outstanding Natural Beauty. The village has a Church of England primary school, a pre-school / nursery, community shop, church, village hall and cricket club. There is a vibrant local community with events throughout the year. The house is ideally connected. The M5 motorway (Junction 21) is 15 miles to the west and Bristol Airport is about 9 miles to the north (East Harptree is not under any regular flight paths).

The major cities of Bristol and Bath are roughly equidistant – 15 miles or half an hour by car – both provide comprehensive shopping, recreational, leisure and commercial opportunities.

Schools

Schooling in the area is excellent for both state and private education. Bristol, Bath and Wells all have a range of primary and secondary schools for boys, girls and mixed schooling.

Directions

Post code – BS40 6BQ

what3words - ///pinks.bluff.jokers

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: G

Guide Price: £995,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Private Drainage - Treatment Plant

Heating: Gas central heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off-Street and Garage Parking

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchasers' engage the services of a Chartered Surveyor to confirm.

Restrictions: The vendor is not aware of any restrictions on the property however we recommend this is confirmed with your conveyancing solicitor.

Rights and Easements: We are not aware of any rights or easements in regard to this property, however we would recommend that you review the Title/deeds with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea.

Coastal Erosion Risk: N/A

Planning Permission: There has been agreed planning for alternations to the property next door however, this is for renovation improvements. No other planning permissions in the nearby vicinity.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: TBC

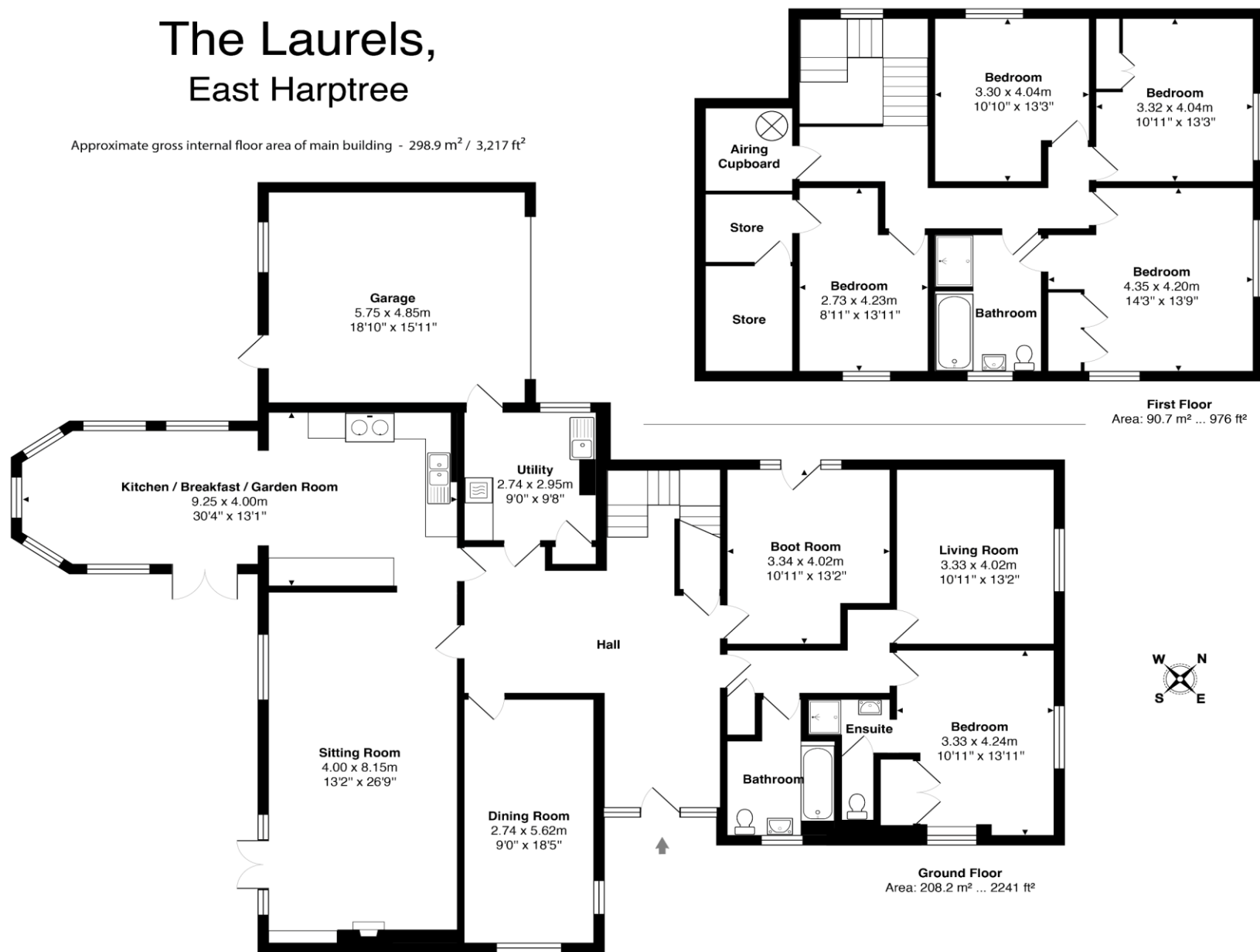
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 298.9 m² / 3,217 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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