



**Church Lane, East Harptree**  
**£785,000**





**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

Church Hill Cottage, East Harptree

Tucked away in a discreet position in the heart of the sought-after Chew Valley village of East Harptree, Church Hill Cottage is a striking local stone home with origins dating back to the mid-1800s. Full of period charm, the property showcases many of the architectural features typical of its era – elegant shuttered sash windows, ornate ceiling cornices and roses, handsome fireplaces and, in parts, wonderfully high ceilings. Carefully updated over the years, the cottage now blends its historic character seamlessly with stylish, contemporary comforts.



Approached over a cobbled driveway and beneath an atmospheric period archway, the cottage enjoys the benefit of private parking for up to three vehicles.

A welcoming conservatory to the rear, finished with a practical slate tiled floor, leads into the heart of the home – a superb kitchen/dining room. Fitted with bespoke hand-painted cabinetry and topped with polished black granite, this is a space designed both for family living and entertaining. A generous island with breakfast bar creates a sociable hub, while a walk-in larder/utility provides plumbing for laundry appliances and space for an American-style fridge/freezer and range cooker. With ample room for a dining table, built-in seating and even a desk area, it is a wonderfully versatile room. A ground floor cloakroom is also accessed from here.



Stepping down from the kitchen, the sitting room is a true delight – flooded with natural light from French doors and shuttered sash windows overlooking the garden. A beautiful period fireplace inset with a cast-iron woodburning stove takes centre stage, complemented by bespoke cabinetry, a polished oak floor, and intricate ceiling details.

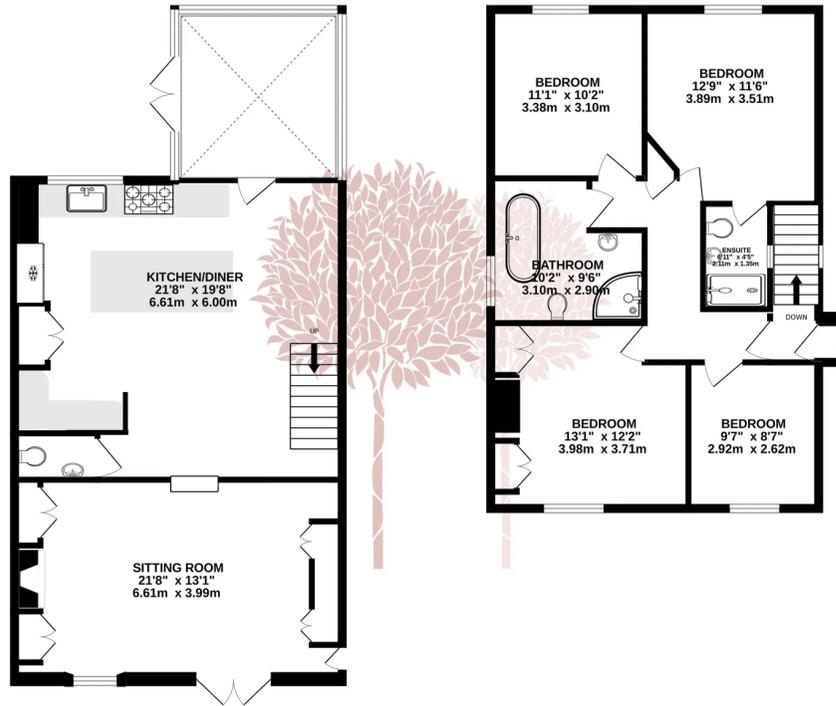


Upstairs, four attractive bedrooms include a generous guest suite with its own en-suite shower room. The family bathroom is particularly impressive, with a freestanding claw-foot bath and separate walk-in shower. Several rooms enjoy lovely views, and there is access to a large loft space.



GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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The gardens are equally appealing. To the front, a formal lawn enclosed by box hedging offers a charming outlook, complete with raised vegetable beds and a breakfast terrace. To the rear, the west-facing garden enjoys afternoon and evening sun, with a sunken patio, raised borders, and level lawn enclosed by picket fencing and hedgerow. There is also a children's play area, space for a greenhouse and garden shed, and gated access to additional off-street parking.

**Situation:** East Harptree is a picturesque village on the edge of the Mendip Hills, an Area of Outstanding Natural Beauty, surrounded by miles of glorious countryside. Local amenities include a village store, pub/restaurant, village hall, primary school and children's play area. Secondary schooling is available at the highly regarded Chew Valley School in nearby Chew Magna, while independent schools in Bristol, Bath and Wells are within easy reach. The area is renowned for outdoor pursuits with Chew Valley and Blagdon Lakes offering sailing and fishing, while bridleways and footpaths provide endless opportunities for walking and riding. Bristol, Bath and Wells are all easily accessible for a wider range of facilities, with excellent transport links to the motorway network and mainline rail services.

**Directions:** From East Harptree High Street, turn right at the clock tower and continue past the primary school and public house. A little further on, on the right-hand side and raised above the road, is a row of Victorian cottages. Shortly after, turn right through an open archway, where Church Hill Cottage will be found on the right-hand side. What3Words: [///unused.ribb](https://www.what3words.com/unused.ribb)

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

