



Rose Cottage, Coley Road

Rose Cottage, Coley Road, East Harptree, Bristol, BS40 6AP

- Period Cottage in Countryside Setting
- Generous Kitchen Garden and Two Private Patio Areas
- Feature Fireplaces
- Two Reception Rooms
- Country-Style Kitchen
- Four Bedrooms
- Family Bathroom Plus Ensuite
- Solar Panels
- Triple Garage and Driveway
- NO FORWARD CHAIN



Step into your very own Beatrix Potter daydream.

Behind the gate sits a charming 1700s cottage where history, character and possibility come together. In need of modernisation, it offers the rare chance to restore a much-loved period home and make it entirely your own. Outside is where the magic really happens. Wander through established vegetable patches, grow your own produce and embrace The Good Life surrounded by gardens that invite long lunches, muddy boots and a slower pace of living. It's easy to imagine picking herbs for supper, harvesting fresh vegetables and enjoying the simple pleasures of country life.

Positioned on the road between the sought-after villages of Litton and East Harptree, the cottage enjoys a lovely rural setting with easy access to both communities and the surrounding countryside.

There is plenty of parking and a triple garage, offering excellent storage, workshop space or hobby use.

Whether you're searching for a rewarding restoration project, a forever home or a peaceful country escape, this is your opportunity to write the next chapter of a truly special cottage.

Come and discover your own slice of storybook countryside!!

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

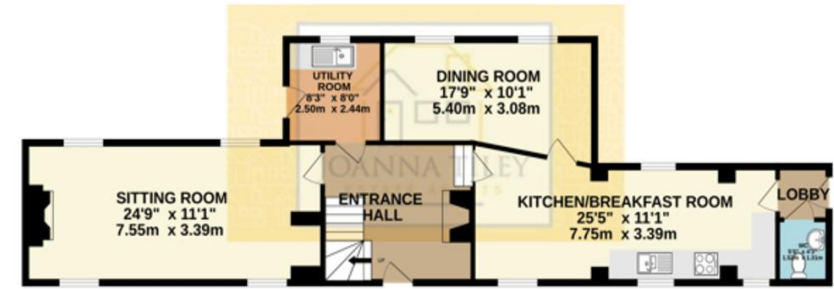
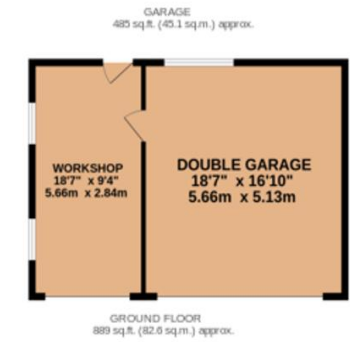
ENTRANCE HALL 12'7" x 11'1"
 SITTING ROOM 24'9" x 11'1"
 KITCHEN/BREAKFAST ROOM 25' 5" x 8'5"
 LOBBY 4'3" x 4'3"
 WC 3'0" x 3'11"
 DINING ROOM 17'9" x 9'6"
 UTILITY ROOM 8'0" x 8'3"

First Floor

LANDING 35'5" x 3'3"
 BEDROOM 15'9" x 10'0"
 ENSUITE 3'10" x 9'6"
 BEDROOM 13'8" x 11'1"
 BEDROOM 10'4" x 7'7"
 BEDROOM 8'4" x 6'11"
 BATHROOM 8'3" x 7'10"

Outside

DOUBLE GARAGE 16'10" x 18'7"
 WORKSHOP 9'4" x 18'7"



TOTAL FLOOR AREA: 2095 sq.ft. (194.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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