



Whistley Cottage, The Street, West Harptree, Bristol, BS40 6EA

- Semi Detached Stone Cottage
- Central Village Location
- Spacious Family Home - c1483 sq. Ft.
- Sitting room and two further Reception Rooms
- Well Appointed Kitchen with Appliances
- Utility Room & Downstairs Loo
- Four Bedrooms, One with Ensuite and Separate Bathroom
- Garden and Patio Area with Mature Borders
- Country Walks on Your Doorstep
- Close to all Village Amenities



Spacious cottage in the heart of West Harptree

Looking for a family home with plenty of space, full of character and within walking distance of everything this popular village has to offer? Whistley Cottage could be just what you're looking for.

This attractive semi-detached, stone-built cottage dates back to 1850 and still retains original features – think deep-set windows and period fireplaces.

Step through the porch into the welcoming hallway, where the accommodation flows naturally throughout the home. The generous sitting room stretches from the front to the rear of the property and features a lovely period fireplace. Beyond this is a spacious fourth bedroom /reception room offering plenty of flexibility to suit your family's needs. To the right of the hallway is a bright and airy dining room, again with a characterful period fireplace, creating a wonderful space for family meals and entertaining. Leading off the dining room is a well-appointed kitchen with ample storage, fitted appliances and space also for informal dining.

A practical utility room provides a handy space to keep the laundry tucked away, while a downstairs loo completes the ground floor.

Upstairs you'll find three good-sized bedrooms, including a spacious principal bedroom with its own stylish ensuite shower room.

Outside, the garden offers a mix of lawn, borders and seating areas to enjoy throughout the seasons. There is also a useful wood store and an outside gardener's sink, which could be transformed into an outdoor kitchen if desired. Allocated parking is located to the side of the property.

Well presented throughout and ready to enjoy, Whistley Cottage is a welcoming family home in a sought-after village location. We'd be delighted to show you around-get in touch to arrange your viewing.

West Harptree is one of the central villages in Chew Valley, boasting a thriving community with a village shop and popular public house. The centre point of the village is the Church of St Mary. The village also has a doctors and dentist surgery, a beauty salon and a village hall, as well as an excellent community sought after by many.

There is the well-regarded East Harptree Primary School and Nursery nearby, and for Secondary Schooling nearby Chew Valley School is popular and has a thriving sixth form community. Independent schooling is available nearby with transport available in the village.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells (renowned for being the smallest City in England) which is approximately 15 minutes' drive away and has an array of shops, restaurants and its famous Cathedral. Railway stations at Bristol Temple Meads and Bath Spa provide services to London and connections to the wider national rail network. Access to both the M4 and M5 are within a reasonable distance and nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





AWAITING EPC

ROOM DIMENSIONS

Ground Floor

PORCH 4'7" x 3'10"

HALL 3'3" x 4'9"

SITTING ROOM 11'10" x 20'5"

RECEPTION/BEDROOM 10'1" x 11'9"

DINING ROOM 13'0" x 11'11"

KITCHEN 23'1" x 8'4"

UTILITY ROOM 6'0" x 7'7"

HALL 6'7" x 5'10"

LOO 6'7" x 2'9"

First Floor

LANDING 7'10" x 11'7"

BEDROOM 11'11" x 12'0"

ENSUITE 8'2" x 6'8"

BEDROOM 7'10" x 8'4"

BEDROOM 8'3" x 12'0"

BATHROOM 6'7" x 6'7"

Outside

WOOD STORE/WORKSHOP 17'8" x 5'0"



GROUND FLOOR



FIRST FLOOR



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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