



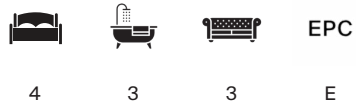
## FAIR ORCHARD

East Harptree, BS40



# FAIR ORCHARD, SOUTH WIDCOMBE, EAST HARPTREE

A charming detached house in a peaceful setting adjoining farmland over which are lovely and extensive open views of the Chew Valley countryside.



Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold. In all 4.76 acres

Mains water and electricity, private drainage, broadband provider: Truespeed, oil central heating, new boiler in 2022, underfloor heating to kitchen.

Paddocks, stone and tile outbuilding incorporating 2 stables and studio, tack room, detached double garage, two bay open fronted hay/log store.

**Guide price: £1,350,000**



## THE PROPERTY

Fair Orchard is a very charming house, well presented, and has a wonderful warm and friendly atmosphere. The interior is full of character with beamed ceilings, stone fireplaces each fitted with a log burning stove and stripped pine internal doors. Since the present owners purchased the property, they have considerably modernised and improved the house. The majority of windows were replaced with double glazing in wood frames and new bathrooms were installed. The kitchen was completely redesigned and extended into a most striking room with bi fold doors opening to a paved patio which offers superb views. The bespoke kitchen has integrated appliances (cabinet fridge freezer not included), an electric Aga, and a limestone floor with underfloor heating.









The sitting room is a particularly attractive room with beamed ceilings and fireplace, fitted with a log burning stove. It has an extensive view over farmland to the rear and over its garden at the front. The first floor has four bedrooms with the principal bedroom having stunning views to the front and rear. One of the three further bedrooms has an en-suite shower, and there is a family bathroom.

All ground and first-floor rooms enjoy delightful views over either the charming garden or the surrounding countryside.







## OUTSIDE

The property is approached over a gravel drive to a large parking area for several vehicles. The outbuildings are grouped around the parking area and comprise a detached stone and tile outbuilding incorporating two stables and an excellent studio with vaulted ceiling. Opposite is a detached, rendered double garage, and alongside is a detached open fronted log and hay store. The front garden is a delight and is planned as an English country garden. Immediately in front of the house are box hedging around planted beds of spring bulbs and flowering plants, gravel and lawn pathways, shrubs, and low stone walls, and lawn. A central stone pathway leads to the front of the house, which is adorned by Wisteria, Honeysuckle and climbing roses. The side garden has an expanse of lawn interspersed with fruit trees, dense shaped beech hedges, ornamental trees and a summer house. Around the garden fruit trees include apple, quince, fig, cherry and damson.

The land is up the lane about 150 yards from the house. It is divided into two adjoining fields, each with water and double shelter. The land and garden amounts to 4.76 acres.





## SITUATION

South Widcombe is an attractive hamlet of interesting cottages and farm houses surrounded by the Chew Valley countryside in a quiet setting about 1.5 miles from Chew Valley lake. The village of East Harptree has a primary school, village shop, hairdressers, church and public house. Wells, a small city 7 miles away includes supermarkets, a variety of shops and a twice weekly market. There are primary schools at East Harptree, Chewton Mendip and Bishop Sutton. Secondary schooling is available at The Blue School, Wells. Private schools available at Wells Cathedral and Milfield at Street, Sidcot Quaker School in Sidcot, and a choice of excellent private schools in Bristol and Bath.

Directions: From East Harptree direction follow the lane to South Widcombe for about a mile. The gravel entrance is seen on the left hand side.

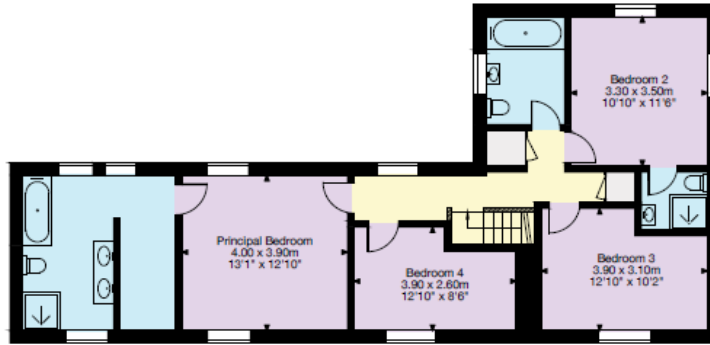




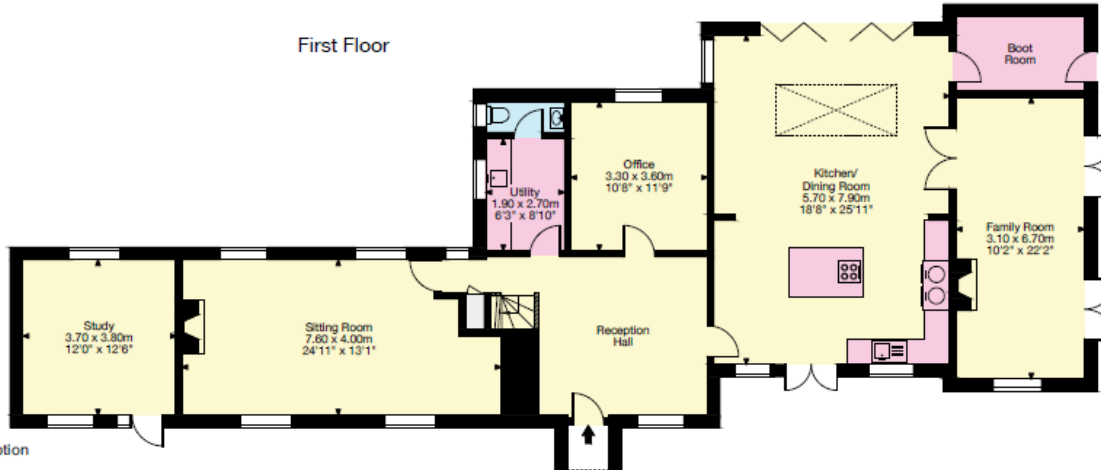


# South Widcombe East Harptree, Bristol

Gross Internal Area (Approx.)  
Total Area = 398.3 sq m / 4,287 sqft

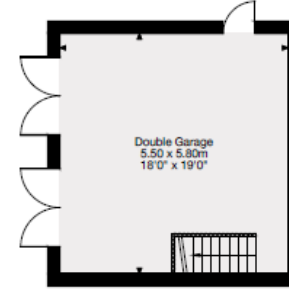


First Floor



Ground Floor

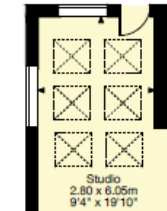
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC



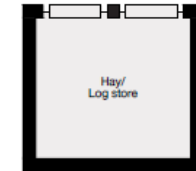
Garage



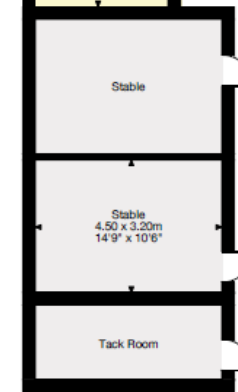
Store  
(Above Garage)



Studio



Store



Stable

Stable

Tack Room

Studio / Stables

**0117 317 1999**

Approximate Gross Internal Area = 398.3 sq m / 4287 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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