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hollis morgan
Tokenbury Bath Road, West Harptree, Bristol, BS40 6HB
£529,500

This wonderfully cared for & Spacious property surrounded by extensive gardens situated in the heart of West Harptree, it provides opportunity for new owners to become part of an idyllic village community and setting.

- Wonderfully decorated
- Peaceful Village Setting
- Scope to Extend - 'STPP'
- Loft rooms / Bedrooms with WC
- No Onward Chain
- Hot Tub
- Extensive Gardens
- Double Garage

The Property
As you enter the property you are greeted by an entrance hallway which flows to your first reception room. This space is bright and warming with a bespoke characterful staircase leading to the loft rooms.
Further within the property you have a generously sized living space accompanied by a charming open fireplace with stone surround, this room enjoys views on to your exceptionally well maintained & groomed garden.
The Kitchen / Dining room presents a great hosting opportunity for friends & family with an open plan setting, there is a peninsula style island which provides additional storage and worktop space as well as two pantry cupboards built into an adjacent well. Furthermore, you have French doors extending onto your rear garden offering diverse space to entertain.

The accommodation is set out on the opposite side of the property tending to three well-proportioned rooms of which 2 rooms can fit king sized beds, the master bedroom has been practically accustomed with fitted wardrobes.
Alongside these rooms is an attentively looked after 4-piece family bathroom with a separate shower, there is also a separate WC room.

In addition to the well-established ground floor, the loft has been thoughtfully converted into two further rooms and an extra WC. One room is used as an guest bedroom which comfortably fits a king sized bed & the other currently used as a music room but provides a space that can be open to your interpretation. With the consent of planning a dormer conversion enables vast potential to increase the given space and utilise views of the chew valley lake - Throughout the conversion are Velux windows allowing a plentiful amount of light in.

Outside the property you have extensive gardens surrounding the entire detached property consisting of well cared for lawns and patio areas - The owners kindly offer to leave their Hot Tub and two Steel Sheds. The property also benefits from a large double garage which has electricity and water outlets, and in part used as a utility space by the current owners. In addition the driveway has capacity for several cars if desired.

Location
West Harptree is an idyllic and peaceful village within the Mendip Hills ANOB, nearby is a local grocery store, surgeries for doctor and dentist, New Manor Farm shop with butchers, café and children's nursery.

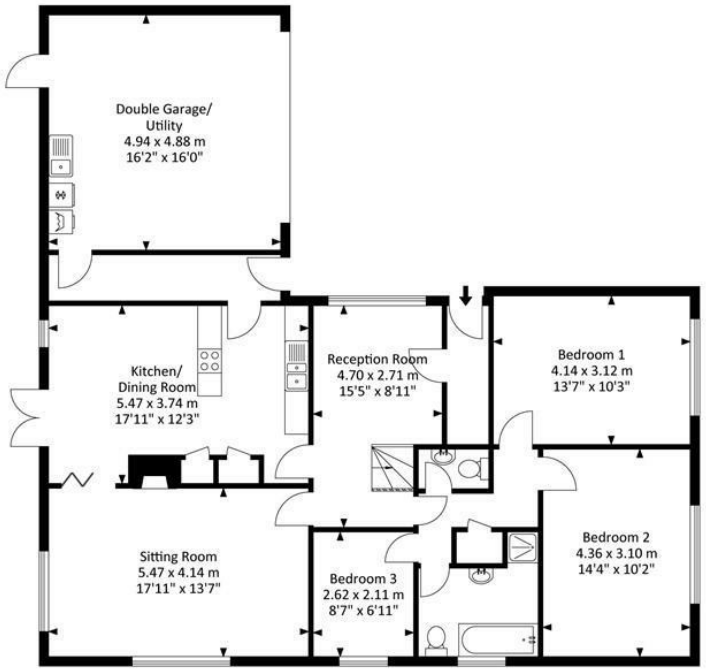
For shopping and facilities, Chew Magna has a variety of cafes, pubs, and small businesses. 6 miles away is the local city of Wells which has much to offer including a Waitrose, farmer's market on Wednesdays and Saturdays, the stunning Wells Cathedral and an independent cinema.

There are reputable schools close by including East Harptree, Bishop Sutton and Chewton Mendip for primary and Chew Valley School or The Blue School and Wells Cathedral Schools in Wells (there is a local pick up bus in the village), Sidcot School (approx. 12 miles) and Millfield School (approx. 15 miles).

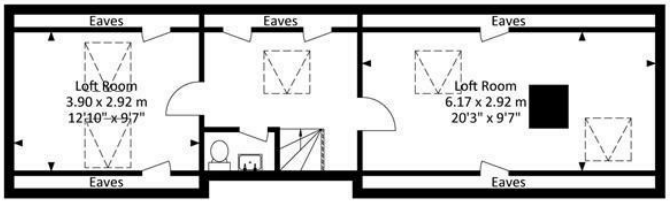
Other Information
Tenure - Freehold
Council Tax Band - E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Approx. Gross Internal Area
1825.99 Sq.Ft - 169.64 Sq.M



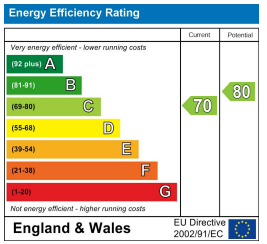
Ground Floor

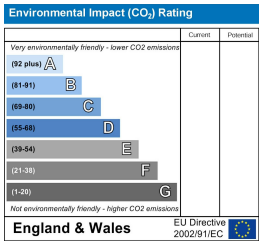


First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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