



2 Orchard End, East Harptree, BS40 6AT

OIRO £500,000 Freehold

COOPER
AND
TANNER



2 Orchard End, East Harptree, Nr Bristol, BS40 6AT

 3  3  3 EPC E

OIRO £500,000 Freehold

Description

A splendid three bedroom detached bungalow set within the heart of East Harptree with substantial living accommodation, beautifully tended gardens and double garage. The property has been in the same ownership for over 23 years and has been improved over that time whilst still offering scope to enhance and make your own stamp.

Upon entering the property is a large open glazed entrance hall with storage cupboards and cloakroom with toilet, wash hand basin and shower. At the rear of the property overlooking the gardens is a spacious kitchen/dining room which features an array of wall and base units, a 'Stove' range cooker, breakfast bar and ample space for a dining table. The sitting room is a grand room of fantastic proportions benefiting from a dual aspect and a stone built feature fireplace with inset 'Jet Master' open fire. Double doors open into the formal dining room with ample space for a table to accommodate eight to ten people for entertaining along with views through the conservatory out to the garden. The conservatory links the kitchen and dining room and makes for a lovely room to sit and enjoy the wildlife and garden views with doors opening out to the patio and lawn.

The bedrooms are accessed from the main entrance hall, one double, currently used as an office has an aspect over the front of the property whilst a further bedroom benefits from looking over the gardens and also having a fully tiled ensuite bathroom with roll top bath, toilet and wash hand basin. The substantial master suite comprises of a large dressing area with ample built in wardrobes, a bathroom ensuite with Jacuzzi bath, shower, toilet, wash hand basin and sauna. The bedroom area is spacious and has the benefit of sliding doors opening out to a raised area overlooking the garden. Access can also be had from the dressing area to a utility room which has space and plumbing for white goods and a door opening into the garden.

Outside

At the front of the property is a driveway which can accommodate three cars leading to a double garage which has a manual 'up and over' door along with a pedestrian door to the side. The front gardens are mainly lawn with an area of shrubs and steps meandering down to the front door. At the rear is a raised patio, perfect for outside furniture and entertaining. Steps lead down to an area of









Outside (continued)

manicured lawn whilst surrounding the lawn is a variety of shrubs, bushes, trees, a vegetable patch, small pond, raised beds, two wooden sheds and a pathway leading down the side of the house.

Location

East Harptree is small village situated in the Chew valley and within easy reach of Bristol and Wells. The village benefits from a primary school, which is just a short walk away, a unisex hairdressers, a community village shop, a village hall and village pub.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those

travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

Directions Travelling along the High Street towards the centre of East Harptree, turn left at the clock tower and proceed up the hill on Middle Street. Orchard End can be found shortly on your left. Continue down the lane to the end and the property can be found in the left hand corner.

REF:WELJAT220519



Local Information Wells

Local Council: Bath and North East Somerset

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads
- Bath Spa

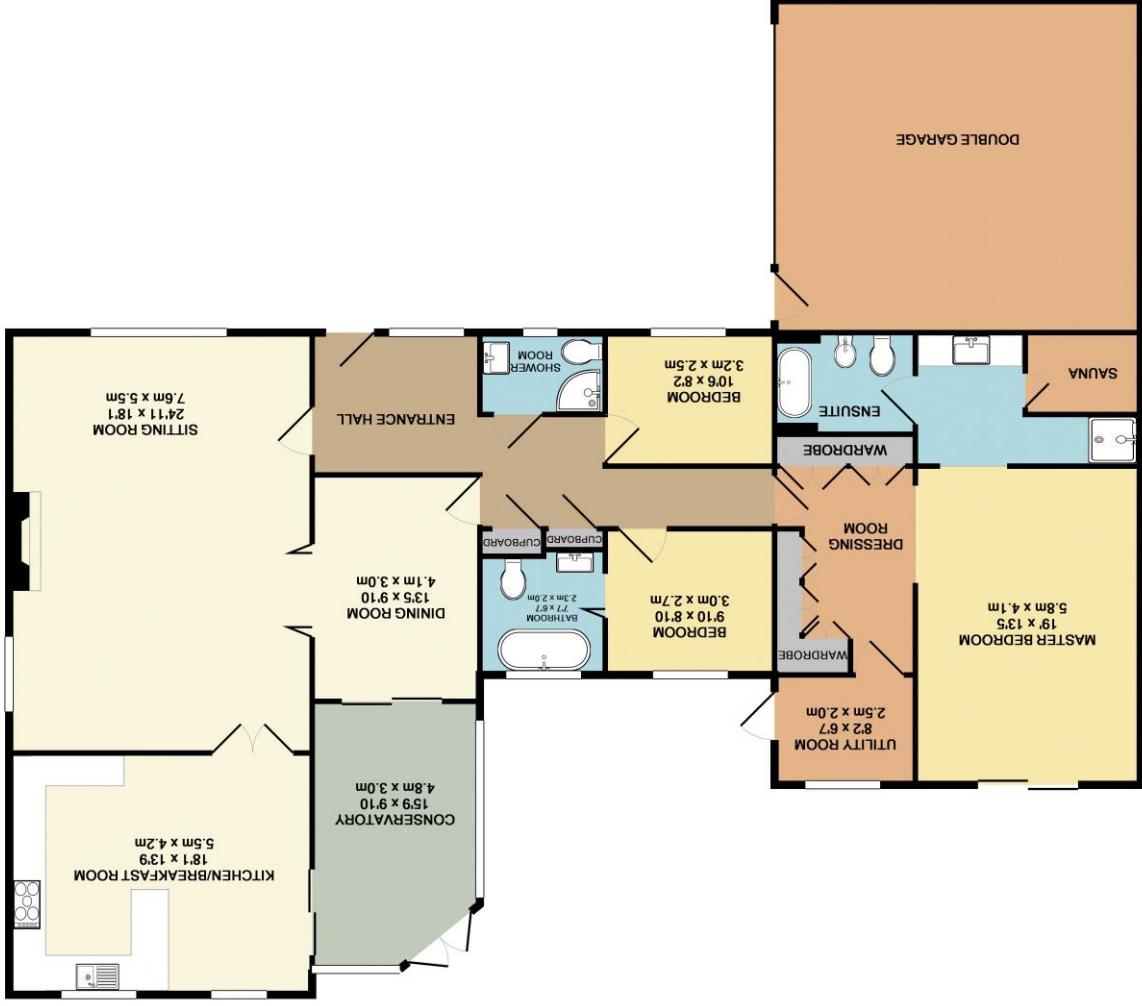


Nearest Schools

- Priddy
- Wells

WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix (c2019)