



The Old Vicarage, West Harptree, Bath and North East Somerset

An impressive Grade II listed 17th century former Vicarage situated in a classic village and private setting beside the church.

Summary of Accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room with AGA | Family room
Study | Side entrance/boot room | Cloakroom | Utility room | Workshop

Four bedrooms | En suite/Jack and Jill bathroom | Family bathroom

Attached single garage with boarded loft over | Detached single garage
Parking for numerous cars | Private part walled gardens | Kitchen garden

Distances

Bristol 15 miles | Chew Valley Lake 1.5 miles | Wells 8.5 miles | Bath 16 miles
M5 (J19) 15 miles | Cribbs Causeway Regional Shopping Centre 21 miles
Bristol Airport 8.4 miles (Distances are approximate).

The Property

The Old Vicarage is situated in a central village and private setting next to the church set back behind tall mixed mature hedgerow, in a village considered to be one of the most popular in the Chew Valley. Chew Valley Lake is only 1.5 mile away.

The Old Vicarage dates from the late 17th century and was added to in 1725 with later alterations in the 19th century. It is an impressive house with stone mullion and leaded pane windows to all three floors. The heavily studded entrance door has a moulded architrave with semi circular hood on carved brackets. Period features include shuttered sash windows, moulded architraves and ceiling cornices, pitch pine staircase rising to two floors, and the original dresser in the family room.

The present owner purchased the property in 1974 and subsequently sympathetically extended the house creating a new kitchen, side entrance/boot room, study and workshop. There is scope, by including the adjoining single garage, to create an annexe or ancillary accommodation, subject to any planning and listed building consents.





The manageable and well maintained accommodation is arranged over three floors and has a warm and friendly atmosphere with comfortable ceiling heights. The drawing room is a particularly elegant room with floor to ceiling bay window looking out to the south-facing garden, dado rail and a minster fireplace. The room is believed to be an old Victorian school room. The dining room has recessed scalloped shelves either side of the chimney breast. The family room has a coal effect gas fire and window shutters and is open plan with the breakfast kitchen with atrium. The kitchen is fitted with a gas fired AGA, solid Cherry wood units and a tiled floor. A side entrance gives access to a study, boot room, workshop, utility room and cloakroom which subject to planning consent, has potential to provide a self-contained wing.

On the first floor are two bedrooms, a Jack and Jill/en suite bathroom, and a separate WC. On the second floor are two further good double bedrooms and a bathroom.

Outside

The Old Vicarage is approached through a timber farm gate giving access to a large gravelled parking area in front and beside the house. The drive continues past the side of the house to an adjoining single garage with excellent boarded loft space, and continues to a detached single garage, log store and lawn.

At the front of the house tall mature mixed hedgerow creates privacy and the property has its personal access to the church grounds. There are shaped borders with stone raised beds planted with a variety of ornamental shrubs. To the side of the house is a raised lawn and kitchen garden with soft fruit area including raspberries, gooseberries and redcurrants. Fruit trees include damson, apple and plum. Mature trees include a Twisted Hazel and a magnificent Yew tree beside the entrance gate.

The pretty rear part walled garden is laid to lawn with deep shaped well stocked borders, roses and a variety of shrubs including climbing shrubs.





Directions (BS40 6HF)

The house is on Bristol Road. From the direction of Chew Valley Lake, travel almost to the end, and the entrance to The Old Vicarage is seen as the last entrance on the right hand side just before the church.

Property information

Services: All main services connected to the property. Gas fire central heating and gas fired aga.

Local Authority: Bath & North East Somerset Council: 01225 477000

Viewing: Strictly by appointment only with agents Knight Frank.

Council tax band: G

EPC: E





Approximate Gross Internal Floor Area

Main House = 290 sq m / 3,121 sq ft

Garage 1 = 13 sq m / 139 sq ft

Mezzanine = 19 sq m / 204 sq ft

Garage 2 (incl. Logstore) = 19 sq m / 204 sq ft

Total Area = 314 sq m / 3,668 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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