



Bell Horse Lane, West Harptree, North Somerset

---



A stunning renovation of an 18th century detached cottage situated in an elevated setting commanding one of the best views over Chew Valley Lake.

---

## Summary of accommodation

**Ground floor** Entrance vestibule | Sitting room | Breakfast kitchen/dining room | Study Office | Utility room | Shower/cloakroom

**First floor** Principal bedroom with en suite shower room | Two further bedrooms  
Shower room

**Outside** Parking for several cars | Established garden with pond | Raised terrace  
Summer house

## Distances

Bristol 10 miles | Chew Valley Lake 3.2 miles | Wells 8 miles | Bath 16 miles | Bristol Airport 8 miles | Bristol Temple Meads Rail Station (London Paddington) 13.9 miles | Cribbs Causeway Regional Shopping Centre 22.5 miles (All distances are approximate)

## The Property

West Harptree is a thriving, sought after unspoilt village with a strong community in the heart of the Chew Valley and is within an Area of Outstanding Natural Beauty. There is a church, post office/convenience store, public house, and surgery/dispensing practice.

Bell Horse Cottage is situated about 1.2 miles from the High Street in an elevated setting, with a panoramic view over Chew Valley Lake to miles of countryside beyond. It is surrounded by farmland and is considered to have one of the best views of, and over the lake.











Bell Horse Cottage is believed to date from the mid 1700's. The present owners purchased the property in 2017 when in need of complete modernisation. Although the cottage was virtually razed to the ground, the original walls were retained, the cottage extended, and the accommodation intelligently re-designed to take complete advantage of its setting and views. Emphasis is given to light, semi-open plan rooms where a traditional atmosphere blends with the contemporary. There are views from all windows over the surrounding countryside, the majority of which also have a lake view.

The interior is stunning and beautifully renovated. There are engineered English oak and porcelain tile floors, vaulted timber ceilings in the vestibule and office, a log burning stove in the sitting room, purpose designed and hand-crafted ash and beech kitchen with walk-in pantry and integrated appliances, and French doors open from the dining area to the raised terrace. An especially designed oak staircase with elegant fine spindles rises to a gallery landing on the first floor. There are double glazed windows in powder coated aluminium frames, and under floor heating to the ground floor, and to the two first floor shower rooms.

## Outside

Bell Horse Cottage is approached over an entrance drive providing parking for several cars. The quiet and attractive garden lies principally to one side of the cottage, overlooked by the paved terrace outside the dining area. The views over the lake and surrounding Chew Valley are spectacular.

The established garden with ornamental pond, is designed as a colourful English cottage and wildflower garden. There is lawn, inset beds, perennials, roses, spring bulbs, wild Orchids, and a variety of shrubs and flowering plants, raised vegetable beds, and a summer house.





## Directions (Postcode BS40 6ER)

When in Harptree Hill, having turned off the A368, drive for about 500 yards. Turn left into Bell Horse Lane and continue. Bell Horse Cottage is seen along on the right hand side.

## Property information

**Services:** Mains water and electricity connected to the property. Private drainage. Broadband provider currently high speed fibre by Truespeed. Gigaclear available. Air source heat pump providing central heating to ground floor. Two first floor shower rooms heated by electric underfloor heating on timers. Scandinavian electric panels on timers on the first floor. TV and Ethernet to all rooms. Cat 5 in all walls. Wired for solar panels.

**Local Authority:** Bath & North East Somerset: Tel 01225 394041

**Council Tax Band:** F

**Tenure:** Freehold

**EPC:** C

**Guide Price:** £1,200,000

## Rights of Way

A public footpath follows the southern perimeter of the entrance drive only, for about 18 metres and exits into the adjoining field to the west. It does not encroach on the cottage or garden.

## Planning

Planning exists to construct a single garage. Permission was granted in 2019 From Bath & North East Somerset.

## Viewings

By appointment through sole selling agent Knight Frank.







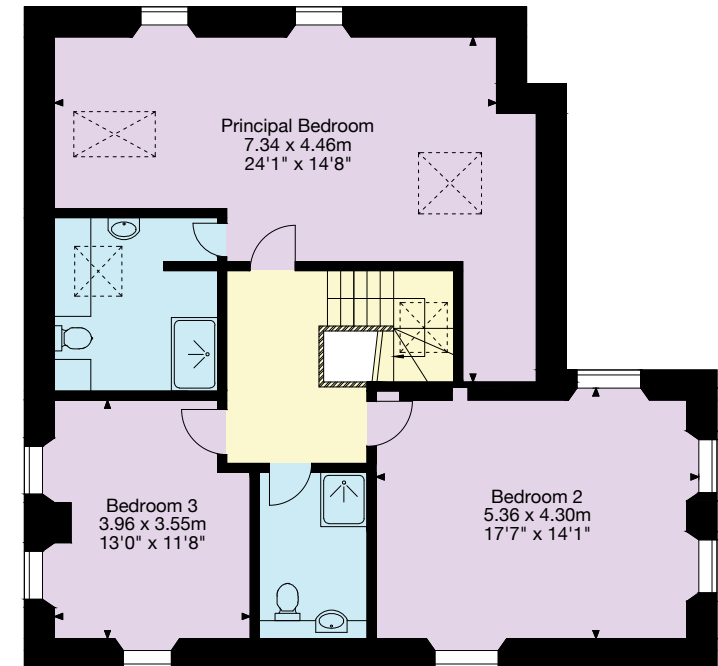
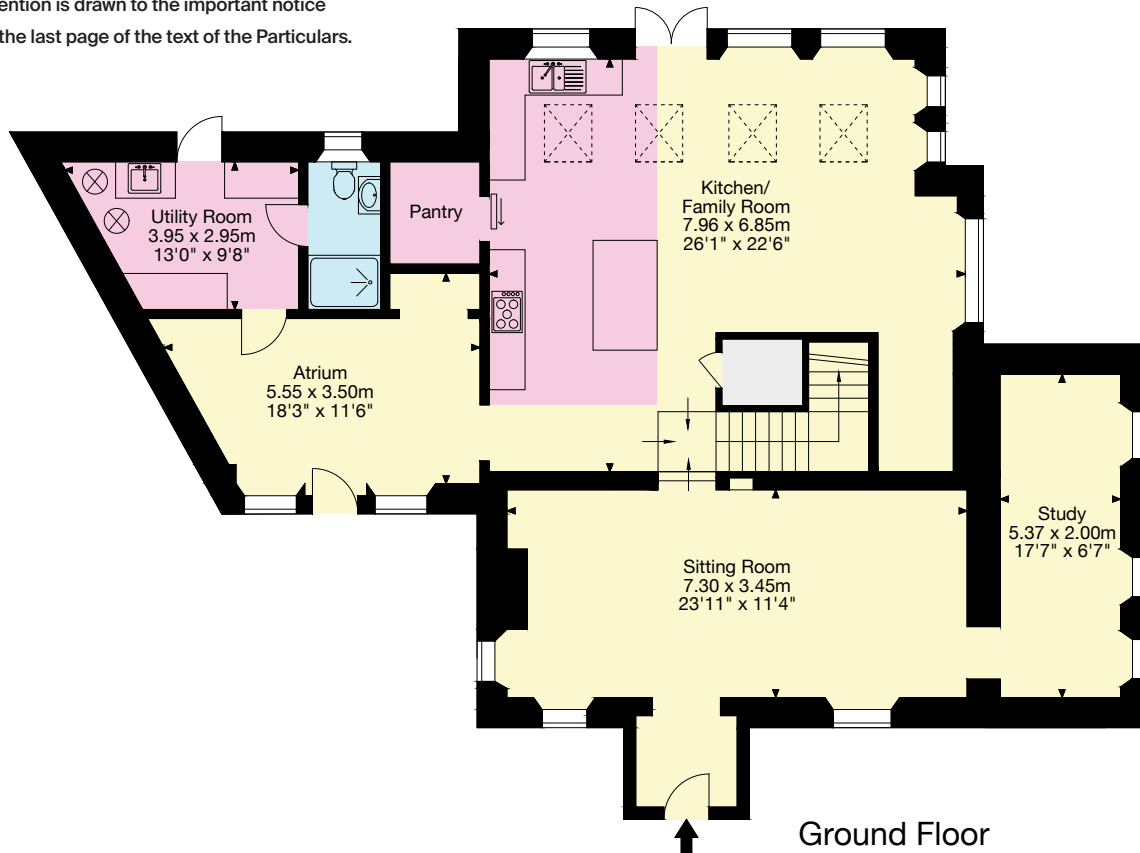
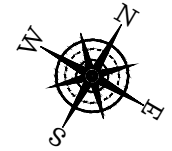


## Approximate Gross Internal Floor Area

Total Area = 217 sq m / 2,335 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.



Knight Frank Bristol  
1 The Mall  
Clifton  
BS8 4HR  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Robin Engley  
0117 317 1996  
[robin.engley@knightfrank.com](mailto:robin.engley@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

Knight Frank is the trading name of Knight Frank LLP Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.