Owned by the same family for nearly 100 years, this truly exceptional Grade II Listed Georgian country house stands in an elevated position with far reaching views over its parkland towards the Chew Valley. The mini-estate is ring-fenced, with a 2 bedroom cottage, a magnificent walled garden, former stable yard, farm buildings and currently generates a significant annual income. Whilst a fabulous family home in its own right, there is scope for a variety of uses.

Entrance hall • Drawing room • Billiard room • Dining room • Morning room • Staircase hall • Sitting room
Kitchen / Breakfast room • Pantry • Home office • Utility room • Cloakroom • Cellars

Master bedroom suite with bathroom and dressing room / bedroom • 3 principle bedroom suites • 4 further bedrooms
Bathroom • 2 shower rooms • Games room • Sitting room • Laundry rooms • Stores

Staff flat with kitchen, sitting room, bedroom and bathroom

2 bedroom cottage • Modern 1 bedroom treehouse with rental income

Traditional stable yard with development potential, currently providing 7 boxes, workshop, kitchen and tack room

Farm buildings with development potential

Garaging • Carport • Apple stores • Stores
Tennis court • Lakes • Ornamental pond • Walled garden • Farmland • Woodland

In all about 51.7 acres (20.92 hectares)
(Further land may be available by separate negotiation)
Situation and Amenities

Harptree Court is undoubtedly one of the pre-eminent houses in the area, set back from a lane behind high stone walls, affording privacy and seclusion. The property is accessed via two principal drives from the north and east meeting at a circular carriage drive at the front of the house, with a third entrance gate opposite the stable yard to the southwest, directly into the village.

East Harptree is a highly sought-after village in the beautiful Mendip Hills ‘Area of Outstanding Natural Beauty’. The village has a Church of England primary school, a pre-school / nursery, community shop, church, village hall and cricket club. There are various local community clubs and social events to engage in if you so wished.

Communications are good with the M5 motorway (Junction 21) about 15 miles to the west, linking to the wider national motorway network. Bristol Airport is about 9 miles to the north and East Harptree is not under any regular flight paths. Bristol Temple Meads provides regular mainline rail links to London, the Southeast and the Midlands. Bath Spa to London Paddington takes from 88 minutes.

The regional hubs of Bristol (13 miles) and Bath (16 miles) provide comprehensive shopping, recreational, leisure and commercial opportunities. In Bristol, national retailers can be found at the Cribbs Causeway shopping centre and Cabot Circus; both offer a very wide range of retail and leisure facilities. The City of Bath is a UNESCO World Heritage Site, with world-famous Roman Baths and is regarded as a cultural hub in the southwest. Babington House is a 30 minute drive away.

Schooling in the area is excellent for both state and private education. Bristol, Bath and Wells all have a range of primary and secondary schools for boys, girls and mixed schooling. Notable private schools include Queen Elizabeth Hospital School, Bristol Grammar School, Clifton College, Millfield School, Kingswood School, Badminton School, Prior Park College, Monkton Combe, Wells Cathedral School and the Bruton Schools amongst many others. Chew Valley School and The Blue School in Wells are highly regarded state schools.

Sporting facilities in the area include golf at Wells, Maesbury Castle, Castle Cary and other local courses and National Hunt racing is at Wincanton, Bath and Salisbury. The property lies within the Mendip Hunt country. The Mendip Hills area is highly regarded for its walking, caving, rock climbing and bridleways, affording excellent riding out opportunities. Chew Valley Lake is 1.9 miles away and ideal for sailing enthusiasts. Shooting and fishing are also available locally.
History and Architecture

HarpTree Court is thought to have been built in 1797 by Charles Harcourt Masters of Bath, constructed in the Classical style of Ashlar elevations under a slate roof, with an early-19th century addition. The house has a beautiful symmetry, with typical features for a house of this provenance, including pedimented doorways and window casements, a patterned fanlight, moulded cornice, plain parapet and the garden-facing elevation has two semi-circular bays.

The house was built for Joshua Scrope Esq, who subsequently sold the house in 1803 to the Waldegrave family. It was sold again in 1858 when it was bought by a Miss Gurney. In 1879 it was bought by William Wildman Kettlewell, whose son William Robert Wildman Kettlewell served as a Commander in the Royal Navy during World War I. The property was then bought in 1920 by the current owner’s grandparents.

Whilst a wonderful family home in its own right, the owners have let out some of the bedrooms on a Bed & Breakfast basis for about 15 years. In addition, their construction of the treehouse (owned in a limited company), and historically two yurts, allows them to generate a significant annual income.

More recently, the owners were also approached in 2012 and 2013 to host Series 3 and 4 of the Great British Bake Off which was filmed on the lawn overlooking the stunning parkland and Chew Valley beyond.
Harptree Court

Like so many houses of this calibre, Harptree Court is arranged on an east-west axis, so the principal rooms all face north or south to maximise the sunlight and views. The main rooms face out over the north lawn with a ha-ha separating the gardens from the rolling parkland and fields beyond.

Guarded by a stone portico with Greek Doric-style columns, the wide doorway has a beautiful patterned fanlight above and leads into the spacious entrance hall. Standing at the heart of the house, it has a three bay Tuscan column arcade and a large welcoming fireplace with marble mantelpiece above. The front and rear doors align, providing a lovely view of the gardens beyond.

Leading off the entrance hall, the large drawing room is dual aspect, with a magnificent fireplace and a link directly from the dining room, itself a wonderful room with tall ceilings and bay window overlooking the grounds. The impressive panelled billiard room is dual aspect and lies beyond the drawing room. The crescent shaped morning room would also make a wonderful study or reading room. The cloakroom has a separate WC and also leads down to the cellars.

The staircase hall is lit by a pretty circular ceiling light and leads on to the more informal rooms, including the sitting room, home office, kitchen / breakfast room, butler’s pantry, utility room and a further WC. The kitchen / breakfast room is a warm welcoming space with a four-oven Aga and links directly through to the pantry and utility room with back up ovens and further food preparation space.

The staff flat, which comprises a kitchen, sitting room, bedroom and bathroom, lies at the end of the passageway, with independent access via a side door to a courtyard with ancillary bin, log and miscellaneous stores.
The main staircase leads up to a spacious landing leading to a wide corridor off which all principal bedrooms lie. The master bedroom has a lovely bay window, with an en-suite bathroom and overlooks the valley beyond. A sealed doorway from the bathroom could easily be re-opened to link through to a further bedroom to create an en-suite dressing room. Three further bedrooms have en-suite bathrooms whilst another has access to a bathroom or shower room. There is also an upstairs sitting room and small kitchenette.

A door leads through from the main landing to the secondary bedroom space, comprising three bedrooms, a games room, bathroom, WC and linen rooms. This would be an ideal children’s wing with a separate staircase leading down to the rear hallway. Five rooms at the end of this wing are arranged to provide three laundry / drying rooms and two store rooms.

Please see the floor plans for further information.
Approximate Gross Internal Floor Area
(No less than)
Main House: 1,091 sq.m (11,746 sq.ft)
Staff Flat: 96 sq.m (1,036 sq.ft)
Courtyard Stores: 63 sq.m (678 sq.ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Approximate Gross Internal Floor Area
(No less than)
Stable: 536 sq.m (5,780 sq.ft)
Laundry Cottage: 196 sq.m (2,111 sq.ft)
(Including Garage and Carport)

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

Laundry Cottage adjoins the stable yard with vehicular access from the village via the western gate. It comprises a kitchen, living room, two bedrooms and a bathroom. The property is currently let out on an Assured Shorthold Tenancy.

The stable yard dates back to Victorian times and comprises a U-shaped yard with garaging and carport on one side, a two storey traditional stone stable block opposite, and a two storey stone range of stores, workshop and additional stables alongside. There are a series of rooms on the first floor, formerly habited by estate workers. A further range of former stables lies behind the stable yard.

A further former stable barn lies behind the stable yard.

The whole yard and barn are in need of some refurbishment but have considerable development potential, subject to planning permission. Please see the floor plans for further details.
Approximate Gross Internal Floor Area
(No less than)
Farm Building Complex: 464 sq.m (5,005 sq.ft)
Field Barn: 77 sq.m (831 sq.ft)
Storage Building, Stables and Log Store: 171 sq.m (1,849 sq.ft)
Tree House: 30 sq.m (331 sq.ft)

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

The luxury treehouse is completely self-contained and was built in 2011, discreetly tucked away amongst some beautiful mature trees to the north of the main house. The large verandah is ideal for sitting out on and the treehouse itself incorporates a king size bed, a glorious copper bath as well as a shower and loo. The kitchen/sitting/dining area includes a wood burning stove, dishwasher, small cooker, gas hob and fridge. The treehouse is currently let out on a two-nightly basis via Canopy & Stars and has a very high occupancy rate.

Farm buildings and Outbuildings

A range of former farm buildings lies out of sight to the northeast of Harptree Court, set on the far side of the fields and with independent road access. These buildings are predominantly of stone construction and are suitable for residential development, subject to obtaining the necessary planning consents.

Other outbuildings include a series of dilapidated old greenhouses aligned down the centre of the walled garden, probably dating from the Victorian era. They were heated and would be magnificent, once restored. Along the eastern elevation of the walled garden are a series of old apple and machinery stores, also with some development potential. There are various other animal shelters and stores across the property and land.

Please see the floor plans for further detail.
Gardens, Grounds and Farmland

Harp tree Court stands in magnificent mature gardens and grounds, established over many generations of careful owners. The lower drive sweeps through mature trees past a series of spring-fed lakes and over a lovely ornamental bridge, affording tantalising glimpses of the house throughout. The upper drive is flanked by fields and lined with Lime and Sweet Chestnut trees, with views towards Chew Valley Lake.

Both driveways arrive at the south lawn to the front of the house, with some spectacular specimen trees whilst a rock garden, paved gardens and lily pond with a pavilion are all carefully arranged and positioned around the house. The hard tennis court lies between the stable yard and village lane.

The original walled garden extends to nearly two acres and lies to the east of the house. Currently bordered by deep beds with an array of perennial and seasonal flowers and shrubs, the walled garden is arranged to provide a wide area of lawn, a series of fruit cages and a number of cut flower beds.

The fields are separated by post and rail fencing with interlinking gates providing easy movement of livestock between them. Most of the fields are let on a Farm Business Tenancy to a local farmer, due to expire in March 2019. The extensive woodland across the estate provides ample surplus wood for use in the house and ancillary properties.
Total area = 51.61 acres approx.
Easements, Wayleaves and Rights of Way
The property is offered for sale subject to and with the benefit of all rights of way wither public or private, all easements, wayleaves, and other rights of way whether they are specifically referred to or not. There are no public footpaths or permitted rights of way across the Property.

Services
- Mains water
- Mains electricity
- Mains drainage
- Oil-fired central heating and hot water
- Mains gas to Laundry Cottage
- Bottled gas for Treehouse
- Broadband internet

Local Planning Authority
Bath and North East Somerset: www.bathnes.gov.uk

Council Tax
- Harptree Court – Band H
- Laundry Cottage – Band B

Directions
(WS40 6AA – but please follow directions)
From Bath, follow the A4 out of town towards Bristol and Wells and at the roundabout, take the second exit onto the A39 towards Wells. After about 3.6 miles, keep right onto the A368 towards Weston Super Mare. Go straight over the roundabout towards Chew Valley Lake. Pass through Bishop Sutton, past Chew Valley Lake and turn left in the village of West Harptree onto the B3114. After about 0.2 miles, the entrance gates to Harptree Court will be seen on the right hand side, just after a right hand turn into the village.

Viewing of the Property
Viewing is strictly by prior appointment with the selling joint agents Knight Frank LLP and Savills.

GENERAL REMARKS & STIPULATIONS

Method of Sale
The freehold of Harptree Court is available for sale by private treaty with vacant possession on completion. Please note that two small areas of land (hatched blue on the sale plan) have been sold on long leases to the former gate lodges.

Fixtures and Fittings
All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, chandeliers, free standing domestic and electrical items, estate machinery and equipment and garden statuary.

Planning
A full planning appraisal of the secondary and ancillary buildings across the property was undertaken to assess development potential. Please ask the selling agents for further information.

The following are all Grade II listed with Historic England for their special architectural or historic interest:
- Harptree Court, the stone bridge 50m north of Harptree Court
- The gate piers to the southeast of Harptree Court
- The gate and piers to the north of Harptree Court
- The gate piers to the stable yard entrance at Harptree Court

Overage
If Planning Permission for redevelopment of any buildings is granted within a period of 15 years from a sale, an additional payment to the vendor of 50% of the uplift in value of the Property will apply.

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