

Parsonage Farmhouse & Barns, Bristol Road, West Harptree, Bristol, BS40 6HF
GUIDE PRICE £625,000
FOR AUCTION on Tuesday 28th July 2026





A charming Grade II Listed Farmhouse with a self-contained annexe, traditional stone barns and enclosed courtyard in the heart of Chew Valley being offered for Auction on Tuesday 28th July 2026 for a 19:00pm start at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, North Somerset, BS49 5JT.

Offered as a Whole

Description:

Parsonage Farm is a distinctive Grade II Listed period farmhouse occupying a central position within the highly sought- after village of West Harptree. believed to date in part from the 17th Century, the property combines historic character with versatile accommodation and an attractive range of traditional buildings with a front and rear garden forming a secure ring fence.

The principal residence provided comfortable three-bedroom accommodation displaying a wealth of period features over approximately 5,000 sq ft, whilst an adjoining 586 sq ft one-bedroom annexe offers excellent flexibility for multi-generation living, guest accommodation, home working or potential income generation, subject to any necessary consents.

A particular feature of the property is the attractive enclosed courtyard, around which are arranged a range of traditional stone barns and former agricultural buildings. These provide useful storage, workshop space, car ports, old stables and considerable scope for a variety of uses subject to the necessary planning permissions and consents.

The property is complemented by attractive gardens to the front and rear of the farmhouse which provides a pleasant setting and enjoy a high degree of privacy.

Key Features:

- Grade II Listed Farmhouse
- Three-bedroom principal residence
- Self- contained One bedroom annexe
- Attractive enclosed courtyard
- Range of Traditional Stone Barns
- Period features throughout
- Mature Gardens
- Huge potential for modernisation and conversion
- Prime Chew Valley Village location
- Convenient access to Bristol, Bath & Wells.





Outside & Outbuildings:

Parsonage Farm benefits from an attractive enclosed courtyard which forms heart of the property and provides access to a range of traditional stone-built barns and outbuildings approximately totalling 2,196 sqft. These characterful buildings offer extensive storage and workshop accommodation as well as car ports and may present opportunities for alternative uses, conversions or enhancement subject to obtaining the necessary planning permissions and listed building consents where applicable.

The gardens are principally laid to lawn and are interspersed with established shrubs and flowering borders, providing an attractive outlook and a private setting.

Parking and ancillary storage are available within the property's curtilage.

Location:

West Harptree is one of the most desirable villages within the Chew Valley, surrounded by attractive countryside and conveniently positioned for access to Bath, Bristol and Wells. The village benefits from a strong community atmosphere and lies close to Chew Valley Lake, the Mendip Hills and a range of recreational opportunities and local amenities.

Services:

The Farmhouse & Annexe benefits from Mains Water, Electricity, Drainage & Part Electric and part Oil Central heating.

Right of Way:

We are not aware of any Rights of Way which cross the Farmhouse

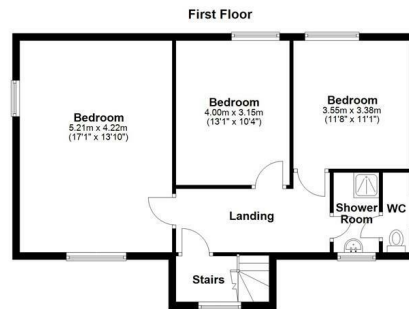
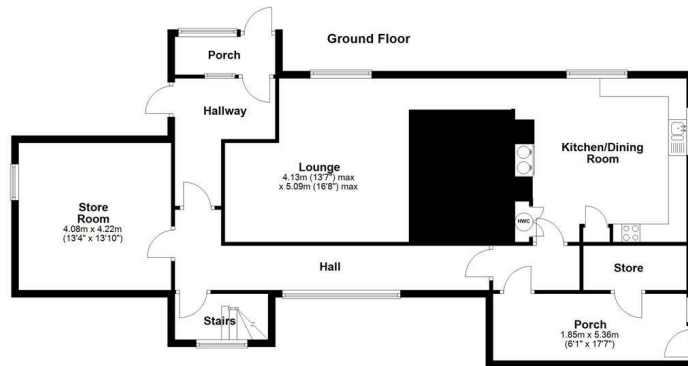
Local Authority:

Bath and North East Somerset

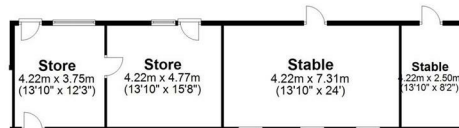
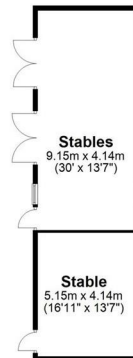
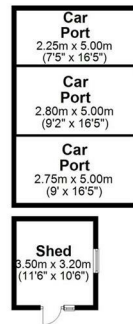
Tenure:

Freehold with Vacant Possession

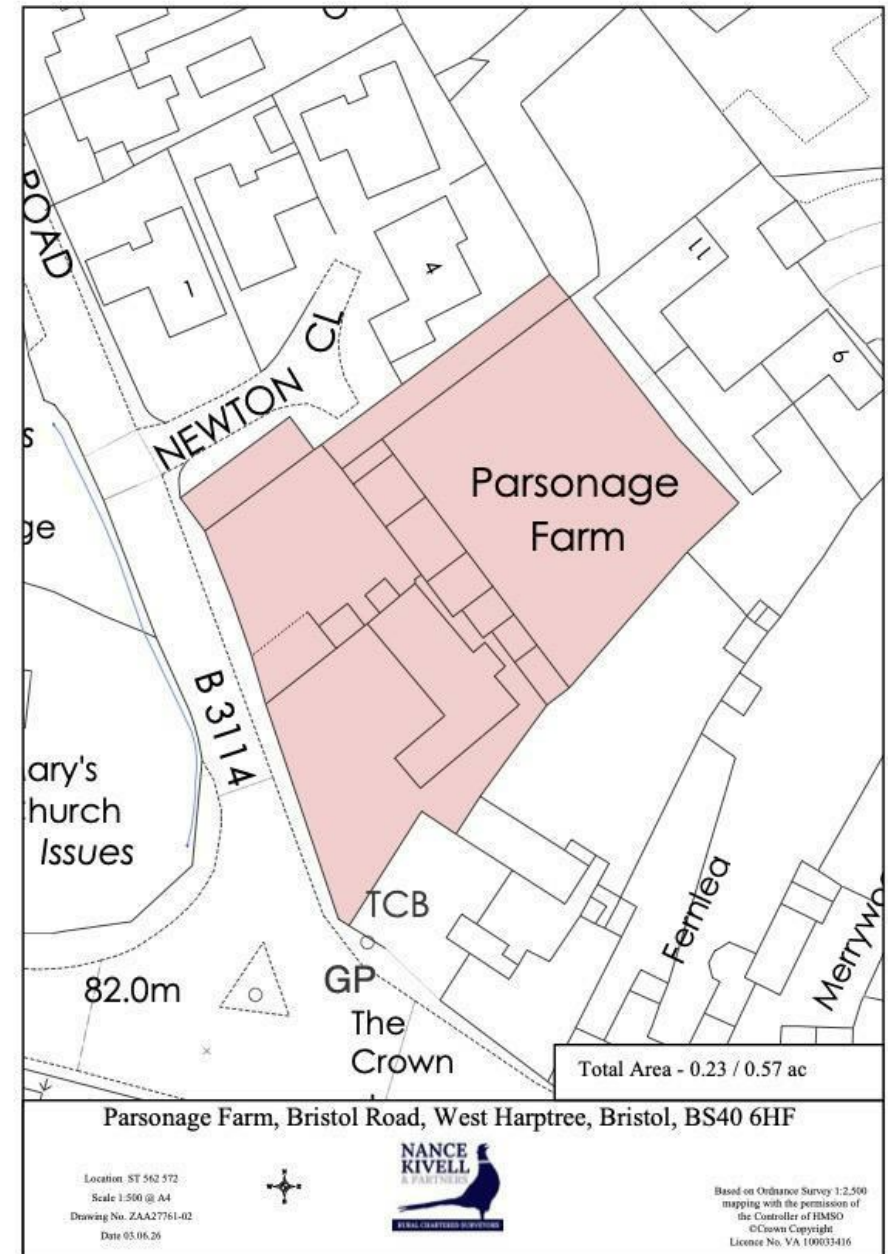




OUTBUILDINGS - PARSONAGE FARM



The buildings are shown in plan only and are not to scale. The dimensions are the approximate dimensions. Please refer to the site plan for more details.



What 3 Words:
///circles.rectangular.comfort

NB: Below is the Floor Plan & to the side is Photographs of the Annexe at Parsonage Farm

Viewings:
Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

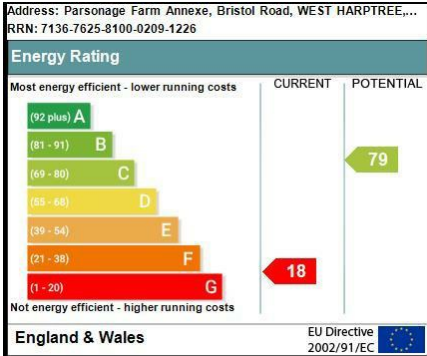
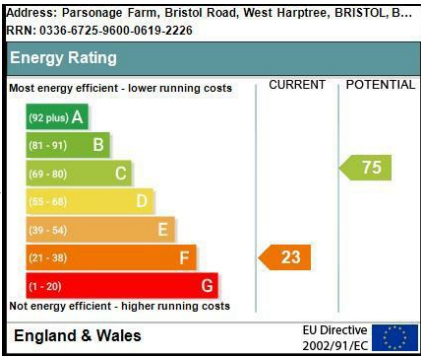
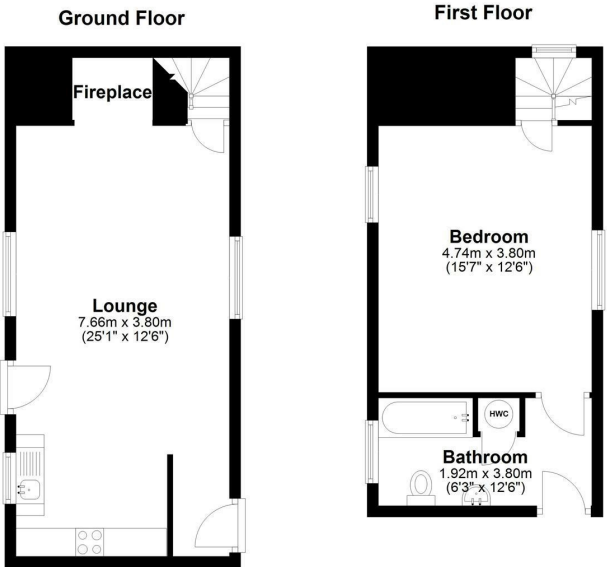
Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Agents Notes:
There is a £2,000 plus VAT Buyers fee payable to upon completion. Completion is within 3 months of the Auction

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