

# Easton Court

Ston Easton, Radstock, BA3 4DS

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**£425,000 Freehold**

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## Ston Easton, Radstock

### BA3 4DS

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## £425,000 Freehold

### DESCRIPTION

A beautifully presented and recently modernised, four bedroom barn conversion located in a quiet development on the outskirts of Ston Easton. The property offers spacious and flexible accommodation and retains its character and charm with off road parking and a terraced garden. In brief the accommodation comprises an entrance reception area with large storage cupboard and downstairs WC leading off and a door to the dining room. The dining room has a turning staircase rising to the first floor landing, steps up into the kitchen/utility area and a door into the sitting room. The sitting room is dual aspect and of a good size with an understairs storage cupboard and french doors lead out onto the paved terrace. The kitchen/utility area has been updated and offers a range of fitted wall and base units with worktops over, integrated oven, hob and dishwasher with space for further appliances and a door leading out on to the terrace. To the first floor there is a light and airy galleried landing with exposed beams, main bedroom with en-suite shower room and from the bedroom sliding patio doors lead out on to the garden. There are three further bedrooms to the first floor and a family bathroom with separate shower cubicle. Internal viewing comes highly recommended.

### OUTSIDE

To the front of the property there is a block paved parking area and mature borders/flowerbeds. The gardens to the rear of the property have been landscaped by the present owners and offer a paved courtyard area with steps up on to further garden. There is an additional decked seating area with steps meandering through the garden to the top paved

terrace which enjoys views across the village and neighbouring countryside. There are a variety of mature flowerbeds and borders housing a selection of plants and shrubs, lawned area and all being encompassed by fencing.

### LOCATION

Ston Easton is a desirable village, ideally located between Bristol, Bath and Wells. Nearby, the picturesque City of Wells 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 easily accessible.

### COUNCIL TAX BAND

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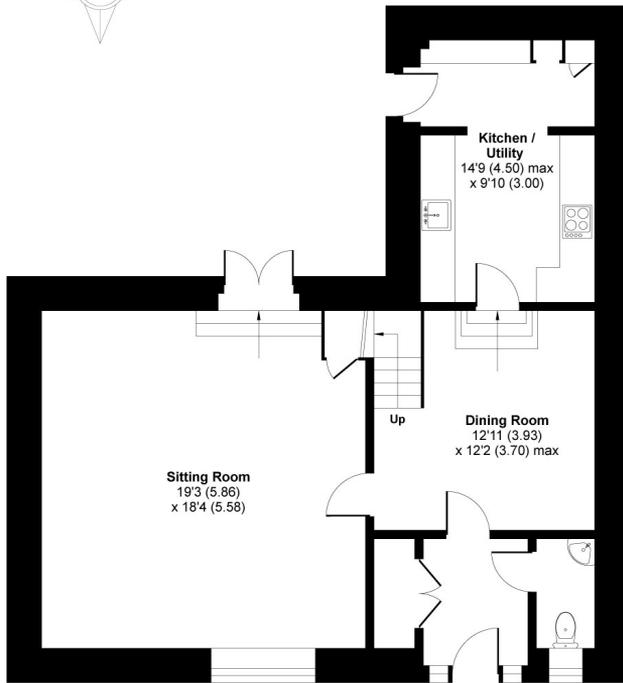




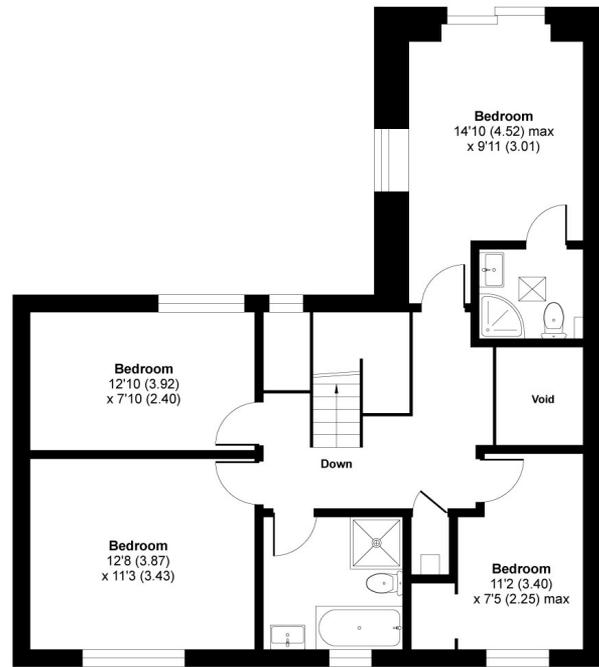
## Easton Court, Ston Easton, Radstock, BA3

Approximate Area = 1492 sq ft / 138.6 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1423026

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