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Offers in Excess of  
£325,000 Freehold

Muffins Muddle  
Easton,  
Nr Wells, BA5 1EA

COOPER  
AND  
TANNER



# Muffins Muddle

## Easton

### Nr Wells, BA5 1EA

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## Offers in Excess of £325,000 Freehold

### DESCRIPTION

A beautiful three bedroom character cottage situated within the heart of Easton, fully renovated and presented in immaculate condition throughout.

Upon entering the cottage is a welcoming and spacious sitting room running the width of the house with a sunny southerly aspect, sash windows and a wood burning stove as the focal point. The dining room comfortably accommodates a table for four to six people whilst being open plan to the kitchen, perfect for family life or entertaining. The kitchen has been finished to a high standard with an array of fitted units with soft close doors and drawers, topped with wooden work surfaces and integrated appliances including an electric oven, hob and dishwasher, along with a bespoke larder style cupboard with automatic lights, drawers and a granite chopping board. The kitchen has a lovely view and a door opening out to the enclosed rear garden which benefits from the afternoon sun. From the kitchen is a utility room which provides marvellous additional storage and plumbing for white goods.

To the first floor are three bedrooms and the exceptional family bathroom. The principal bedroom is a spacious double with fitted wardrobes and a sash window the front of the house. The second bedroom is a spacious single or small double, again with a sash window to the front. The third bedroom has a dual aspect and is a single in size with fitted storage. The large bathroom features a vaulted ceiling and comprises a freestanding bath, a fully tiled walk-in shower, toilet, wash hand basin, heated towel rail and additional storage.

### OUTSIDE

The property doesn't have any official parking but do park on a nearby lane called 'The Green'. Steps rise to the front garden which is laid to lawn with a pathway leading to the side of the house to the enclosed rear garden. The garden has been designed to be low maintenance with paving, perfect for outside furniture and

entertaining making the best of the afternoon and evening sun. Within the garden are three sheds for additional storage.

### LOCATION

Easton is a village set between Wells and Cheddar. The village has a Church and hall, the neighbouring village of Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

Proceed out of Wells on the A371 towards Cheddar. After approximately 2 miles you will enter the village of Easton. Continue through the village, passing a turning to The Green, on the left. The property can be found a little further along on the right. Please note: There is no parking at the property so please park in The Green and walk to the property.

REF:WELJAT26042023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

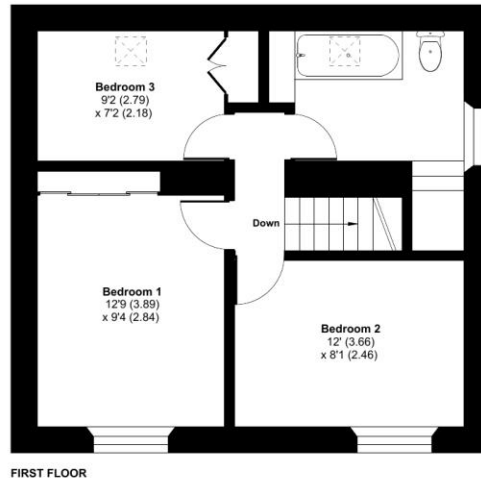
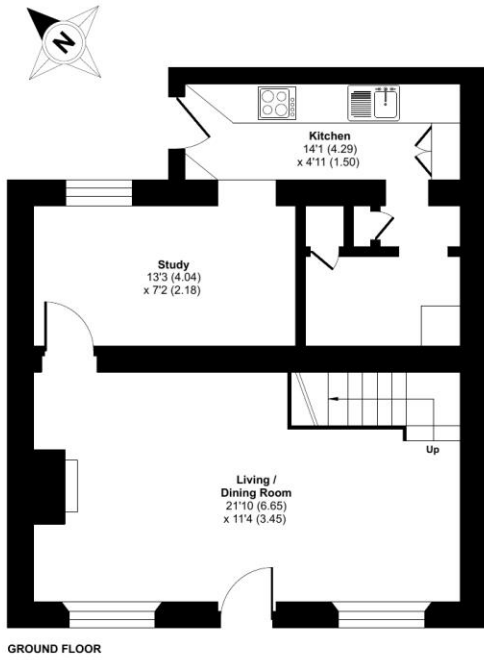


#### Nearest Schools

- Westbury Sub Mendip (primary)
- Wells (secondary)

# Muffins Muddle, Easton, Wells, BA5

Approximate Area = 972 sq ft / 90.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Cooper and Tanner. REF: 975526



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