3 2 1 EPC C

£385,000 Freehold

3 Manor Farm Cottages,
Easton,
Nr Wells, BA5 1ED

COOPER AND TANNER

BREAD

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DESCRIPTION

A splendid three double bedroom link-detached home situated within the heart of the popular village of Easton with South facing courtyard garden, garage, parking and offered with no onward chain. The property has been enhanced by the current owners who have created a wonderful home within easy reach of beautiful countryside walks whilst also being only 3 miles into Wells city centre.

Upon entering the house is an entrance hall with space for shoes and coats along with a downstairs w/c with wash hand basin. The kitchen comprises a range of fitted units, two magic corner units, a wine rack, space for range cooker, fridge/freezer and dishwasher along with a larger larder style cupboard. A bay window in the kitchen/dining room provides space for a table to seat six people with views and a door opening out to an East facing courtyard. The sitting room benefits from a dual aspect benefitting from sun from the South and West, along with views of the garden and a 'Morso' wood burner as the focal point.

To the first floor is a landing leading to the three double bedrooms, shower room and airing cupboard. The principal bedroom is a large room with countryside views whilst the two further double bedrooms also have views over the gardens. The shower room features a large walk-in shower, toilet, wash basin, heated towel rail and storage.

OUTSIDE

The gardens wrap around the property providing seating areas that benefit from the sun throughout the day, perfect for lounging, dining and entertaining. Designed to be low maintenance, the garden is mainly paved with a wide variety of shrubs, bushes and flowers. A driveway to the side provides access to a parking area for one car and a single garage with electric roller door, power and light, perfect for additional storage or to be used as a workshop. A covered area to the side of the house provides storage for bins and bikes.

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

From Wells take the A371 towards Cheddar. After approximately 2 miles you will enter the village of Easton. Continue through the village taking the second left into The Green, continue down the hill for approx 100m and the property is on the left. To get the front of the property, turn left immediately after the property and before Manor Farm House.

REF:WELJAT30052025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water gas &electricity

Tenure: Freehold

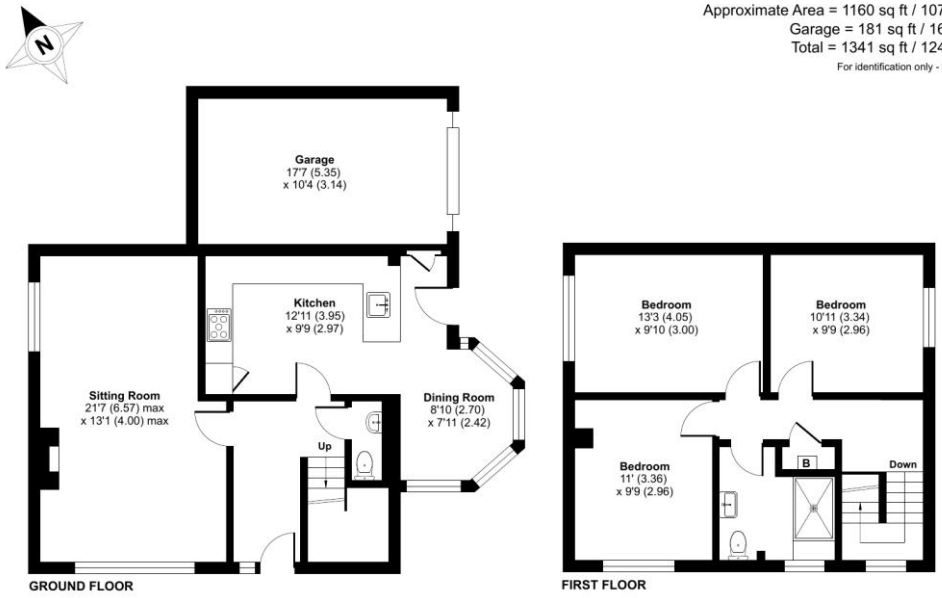
Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools
- Westbury Sub Mendip (primary)
- Wells & Cheddar (primary & secondary)

Manor Farm Cottages, Easton, Wells, BA

Approximate Area = 1160 sq ft / 107.7 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1341 sq ft / 124.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1299947

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