



Mendip View, Ston Easton, BA3 4DH

£645,000 Freehold

COOPER
AND
TANNER



Mendip View

Ston Easton, BA3 4DH

 5+2  3+1  2+1 EPC D

Guide Price £645,000 Freehold

DESCRIPTION

A splendid five bedroom character property dating back to 1752 with countryside views and a further two bedroom detached self-contained annex within the grounds. This property offers a wonderful opportunity for multi-generational living. The house has ample parking for three to four cars, additional parking/storage in a double garage and an electric car charging point.

A pathway leads from the parking area to the main access into the house at the rear featuring an entrance hall with space for shoes and coats leading through into a large utility room. The utility is a brilliant room with plumbing for white goods, ample storage, separate w/c. The recently fitted kitchen comprises a range of fitted units with soft close doors and drawers, a range cooker, built-in dishwasher, built-in vegetable baskets and a view looking out towards the garden. The dining room has a view overlooking the front garden and can comfortably accommodate a table for six to eight people, perfect for family gatherings and dinner parties. The family room is central in the house featuring wooden floors, exposed wooden beams, a bespoke display cabinet and a wood burner as the focal point. Double doors open into the cosy

sitting room, benefitting from a dual aspect and a 'Jet Master' open fire with wooden surround as the focal point of the room.

To the first floor are four spacious double bedrooms, three of which have vanity sink units and the largest having a dual aspect and a wall of fitted wardrobes. Accessed from the landing is a bathroom with shower above the bath and separate w/c along with an additional recently fitted shower room with a walk-in shower and wash hand basin.

Rising to the second floor is a well-proportioned double bedroom with wonderful countryside views, exposed beams, vanity unit and an array of fitted wardrobes.

ANNEX

The two double bedroom annex was constructed 6 years ago and finished to an impeccable standard with underfloor heating throughout. The main living accommodation is open plan with a triple aspect and an abundance of natural light. The kitchen area features an array of fitted units topped with stone worktops, electric oven, gas hob, larger larder with automatic lighting, island with breakfast bar along with built-in dishwasher and









Annex



Annex



fridge/freezer. The dining/sitting area is spacious with views and bi-folding doors opening to a decked area and steps to the garden. Both of the bedrooms are double in size with the larger having double doors to the decking, which runs around the property. The shower room comprises a walk-in shower, toilet, wash hand basin, heated towel rail and storage. The inner hall provides access to a utility room, perfect for a washing machine and additional storage.

OUTSIDE

The house sits in grounds of approx. 1/4 an acre with an area of lawn, mature shrubs, flower beds, vegetable patch, fruit trees, pergola with climbing plants and hedging. A greenhouse provides a great area for growing plants with a shed providing additional storage. A five bar wooden opens to a paved driveway for four cars leading to a double garage and electric car charging point.

LOCATION

Ston Easton is a desirable village ideally located between Bath and Wells.

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays. Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

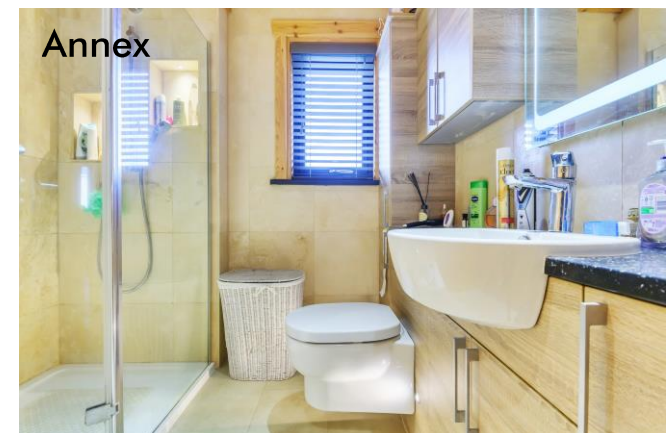
VIEWING

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

DIRECTIONS

From Wells take the A3139 sign posted to Bath. Continue for approx. 4 miles. At the 'Old Down' Crossroads turn left on to the A37, signposted to Bristol. Continue for approximately 1 mile to the village of Ston Easton. The property can be found on your left opposite the church.

REF:WELJAT09012023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage, mains water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



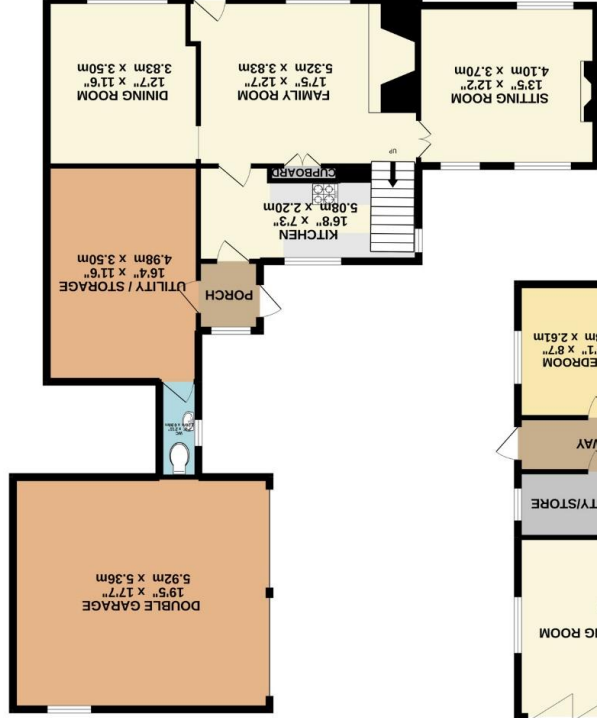
Nearest Schools

- Chewton Mendip (primary)
- Wells & Shepton Mallet (secondary)

646 sq.ft. (60.2 sq.m.) approx.



1171 sq.ft. (108.8 sq.m.) approx.



840 sq.ft. (78.0 sq.m.) approx.



248 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 3007 sq.ft. (279.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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