



10 Manor Court, Easton, Nr Wells, BA5 1ER

£450,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully renovated four bedroom detached family home with double garage and south facing garden. The current owners have updated the property throughout and have created a stylish contemporary home with new internal doors, open plan living accommodation, tri-fold doors, new electrics, heating along with high spec kitchen and bathrooms.

From the entrance porch, the front door opens into the hallway with useful understairs storage cupboard and LVT wood effect floors, which run throughout the main ground floor living accommodation. Off the hall is a striking cloakroom with half-panelled walls, hidden cistern WC, wash hand basin with storage and traditional style radiator. A glazed, sliding door opens into the stunning open plan kitchen/dining/sitting room with modern tall radiators and two sets of tri-folding doors leading out to the patio and gardens beyond. The sleek contemporary kitchen has a range of units with anthracite, soft close doors and drawers, all topped with quartz worktops. The kitchen features an integrated fridge, larder cupboards with drawers, integrated oven and microwave, integrated dishwasher, contemporary extractor hood, LED recessed lighting and corner cupboards with pull out 'magic' shelves. A wide peninsula unit naturally divides the kitchen from the dining and sitting areas. The dining area, in the centre of the space can comfortably accommodate a table to seat six to eight people. The sitting area offers plenty of space for

comfortable seating and benefits from built-in cabinetry with space for a large TV above. There is a simple fireplace, currently blocked up, which could house a woodburner or similar, if desired. From the hall is a second reception room with view to the front. This versatile room could be used as a snug, home office, playroom or occasional fifth bedroom. Leading off the kitchen is the utility room with further cupboards, view to the front, space and plumbing for both a washing machine and tumble dryer, along with space for further white goods. A cupboard houses the recently fitted gas boiler (2021) with pressurized cylinder and a door leads out to the drive.

From the hall stairs lead up to the first floor with a galleried landing giving access to the four double bedrooms and family bathroom. The principal bedroom is a good size double with view over the garden, space for wardrobes and an ensuite shower room. The ensuite shower room comprises; hidden cistern WC, vanity basin, illuminated mirror and shower enclosure with attractive grey and gold marble tiles. A second bedroom, is again a good size double, and has a view to the rear. Two further double bedrooms benefit from built-in wardrobes one with a view to the front and one with a view to the rear.

The property is hard wired for broadband.









OUTSIDE

Approaching the property is a driveway for two cars leading to the double garage which benefits from light and power and has both an 'up and over' door and a pedestrian door into the garden. From the drive is a low maintenance gravelled area, in front of the house, offering further parking.

The rear garden has a southerly aspect with a wide variety of shrubs, flowers, borders, fruit trees and soft fruit bushes. A large area of the garden is laid to lawn with a patio area close to the house, perfect for outdoor furniture and entertaining, along with raised beds with shrubs and flowering plants.

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 50m and the property is on the left.

REF:WELJAT05022025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

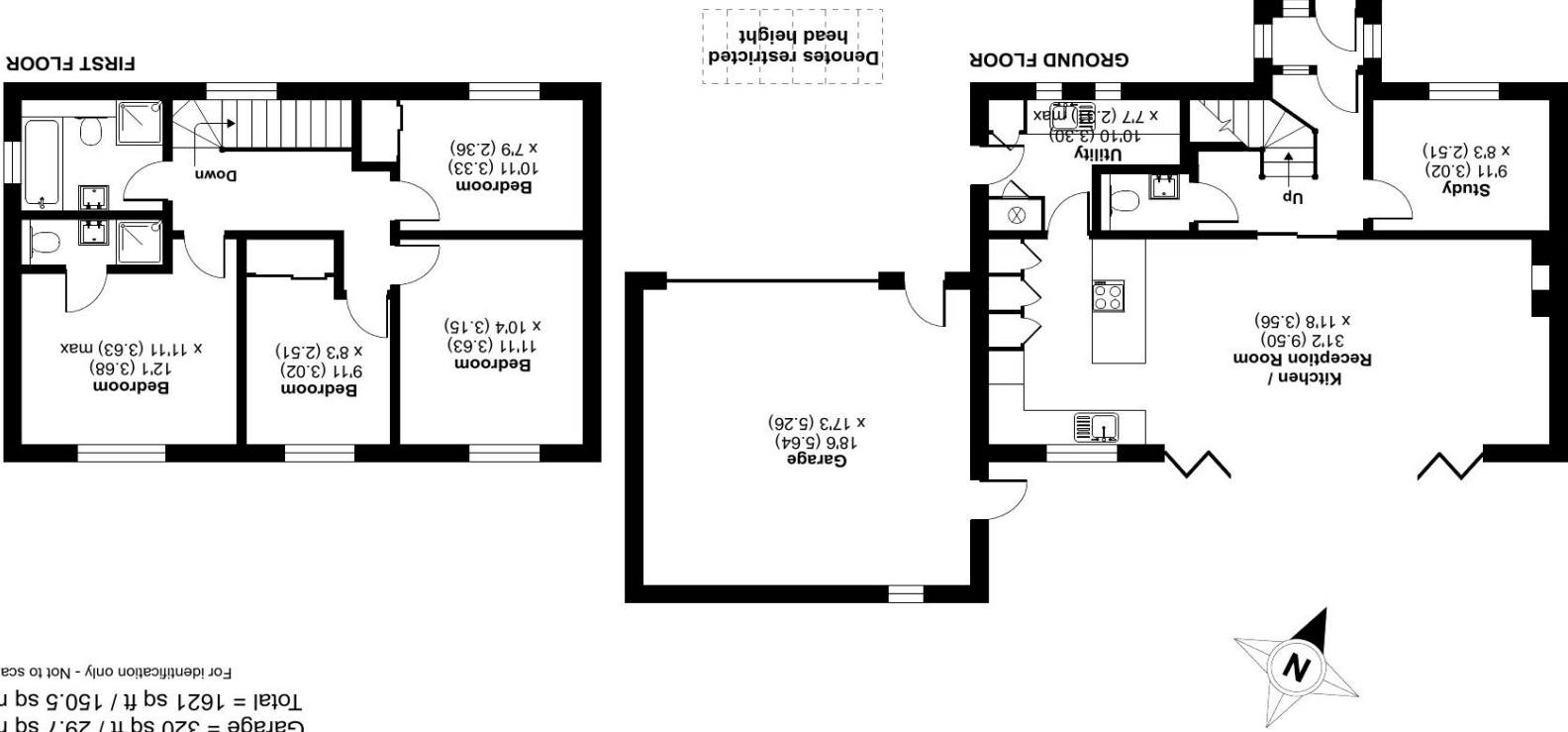


Nearest Schools

- Westbury Sub Mendip (Primary)
- Wells (Secondary)

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Approximate Area = 1301 sq ft / 120.8 sq m
Garage = 320 sq ft / 29.7 sq m
Total = 1621 sq ft / 150.5 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). © michecom 2025.
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