



Easton House, Ston Easton, BA3 4DH

£650,000 Freehold

COOPER
AND
TANNER



Easton House

Ston Easton, BA3 4DH

 5  3  2 EPC D

Guide Price £650,000 Freehold

DESCRIPTION

A splendid, five bedroom, attached character property with spacious accommodation and wonderful, panoramic countryside views. The property benefits from an open plan kitchen/dining room, utility room, downstairs WC, study, dual aspect sitting room and further reception room along with enclosed garden, gated driveway with parking for five or six cars and EV charger.

Upon entering is a porch with a mat well and window to the side. A glazed door opens to the hallway with honey coloured tumbled travertine floor tiles, wall lights, understairs cupboard, a shelved cupboard and a large walk-in cupboard, ideal for coats, shoes and 'day to day' storage. At the far end of the hall a door leads to the utility room with cupboards, sink, roof window and peg rail along with space and plumbing for a washing machine and a door to the rear garden. From the utility room is a downstairs cloakroom with half panelled wall, boiler, WC and wash hand basin. The kitchen/dining room is a fantastic dual aspect room with beamed ceilings and travertine floors. To one end is the kitchen with an array of wall and base cabinets with painted country style doors and drawers, granite worktops, undermounted ceramic sink, gas hob, eye level double oven and space for an undercounter fridge. The dining area is a lovely space with tall Georgian style window to the front and original panelling with inset shutters. There is ample space to accommodate a dining table to seat eight to ten people comfortably and to one side is a Bath stone fireplace with open fire. Across the hall is the study with flagstone floor, window to the front and wall lights. From the study, a step leads up to the first of two dual

aspect reception rooms. This versatile space could be used as a playroom, formal dining room or separate snug. Open to one another, these bright rooms both benefit from exposed wood floors, windows to the front and French doors to the rear garden. Adjacent, accessed through an opening, is the well-proportioned sitting room with plenty of space for comfortable seating and a fireplace with oak beam and woodburning stove as the focal point.

Stairs rise to the first floor landing with shelved airing cupboard housing the hot water cylinder. The light and airy landing leads to the five double bedrooms and two bathrooms. The principal bedroom is a bright and notably spacious room with built-in wardrobes, vaulted ceiling, roof light and window to the front. Low French doors, with a Juliette balcony, open to offer spectacular views over the garden to an uninterrupted panoramic view, over open fields to The Mendip Hills in the distance. These wonderful views can also be enjoyed from the comfort of your own bed! Adjacent is the family bathroom with terracotta tiled floor, countryside views, bath, WC, wash basin and traditional style towel radiator. The second bedroom is again a bright room with conservation roof window, part vaulted ceiling and window, with deep cill, to the front. The shower room comprises; corner shower enclosure, wash basin, WC and towel radiator and benefits for far reaching views over the Somerset Countryside. Bedroom three is a comfortable double with a part vaulted ceiling and front aspect. The fourth bedroom has a window with deep cill and panoramic views and bedroom five benefits from a front aspect & decorative cast iron fireplace.









OUTSIDE

To the front of the property cast iron gates open to the gravelled drive, enclosed by natural stone walls and mature hedges and offering parking for five or six cars. A wooden shed sits neatly in one corner and offers useful storage space. To one side is an area of lawn with paved edge. At the side of the house is a path leading to the rear garden. There is an electric car charging point on the side of the house and a pedestrian gate opens to the rear garden.

The fully enclosed rear garden has a patio area, ideal for outside furniture and entertaining. A step leads up to the garden which is mainly laid to lawn with fruit trees, border of mature shrubs and flower plants, wooden shed and greenhouse. Beyond the garden, as far as the eye can see, is open countryside with The Mendip Hills as a stunning backdrop.

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.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

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.

REF:WELJAT04032025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired central heating

Services: Drainage (to be advised) mains water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



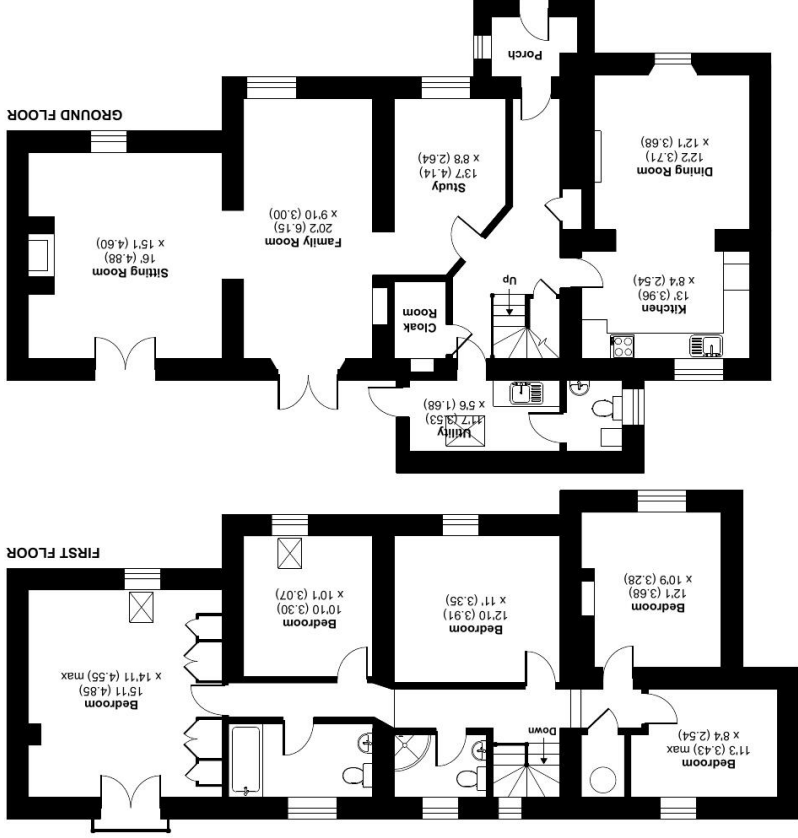
Nearest Schools

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



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2025.
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Easton House, Ston Easton, Radstock, BA3
Approximate Area = 2310 sq ft / 214.5 sq m
For identification only - Not to scale

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