



 2  1  2 EPC E

£300,000 Freehold

Tumbleweed Cottage
26 Green Street
Ston Easton, BA3 4DA

COOPER
AND
TANNER



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DESCRIPTION

A charming two bedroom cottage in the heart of Ston Easton away from busy roads, beautifully renovated and offered with no onward chain. The cottage has been through a comprehensive transformation by the current owners and is now presented in excellent order throughout.

Upon entering the cottage is a spacious entrance porch with space for shoes and coats. The kitchen/dining room comprising a range of fitted units, a pull-out larder, electric oven, gas hob, space for a washing machine and tumble dryer along with a door opening out to a private west facing courtyard. The sitting room is a quaint room with exposed stone and brick fireplace with inset wood burner, tiled floor and door opening out to the charming cottage garden. Downstairs is a newly fitted beautifully finished bathroom with shower above the bath, toilet wash hand basin and heated towel rail.

To the first floor are two bedrooms, a spacious double to the front of the house with a lovely garden view and wardrobe and the other being a good sized single looking out to playing fields at the rear. Upstairs is a newly fitted shower room with large shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

The walled garden to the front has been enhanced and improved by the current owners with an array of rose bushes, flowers, shrubs and a gravelled seating area accessed from the sitting room. At the rear is a private courtyard area, a perfect space for a bistro dining table. Situated at the back of the house is a large parking area which is owned by the village and it provides an area to park for the property. Also at the rear is the village recreational ground with play park and tennis courts.

LOCATION

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

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, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are easily accessible.

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. Continue through the village passing the Church on your right. Continue for a further 500m and turn left, by the bus shelter, and then left again onto Green Street. The property can be found a little further along on the right.

REF:WELJAT22032023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



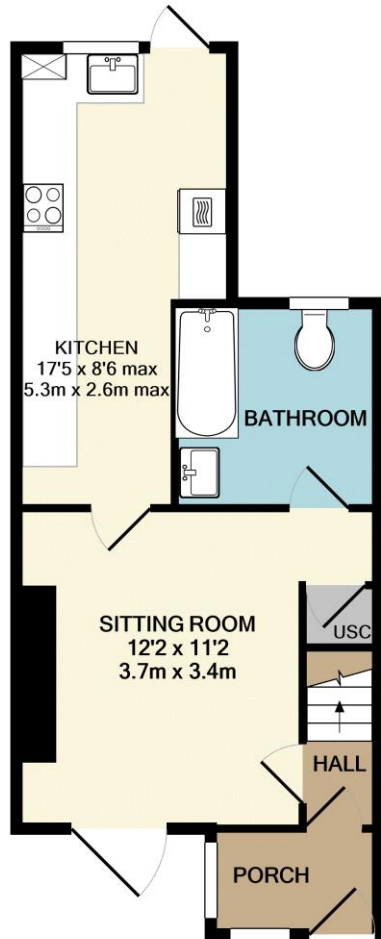
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

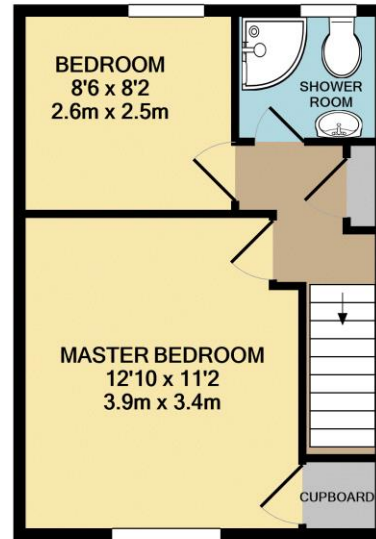


Nearest Schools

- Chewton Mendip & Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**COOPER
AND
TANNER**

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