



Ivy Cottage, Ston Easton, BA3 4DH

£499,950 Freehold

COOPER  
AND  
TANNER



# Ivy Cottage

## Ston Easton, BA3 4DH

 4  2  2 EPC D

Guide Price £499,950 Freehold

### DESCRIPTION

Dating back to circa. 1800 is this charming, attached cottage, set in the desirable village of Ston Easton and enjoying glorious panoramic countryside views. The property benefits from a modern extension and features an open plan kitchen/dining room with AGA, utility room, downstairs WC, sitting room, principal bedroom with ensuite and dressing room, three further bedrooms (four in total) along with enclosed garden and gated driveway with parking for four cars.

Upon entering is a spacious and welcoming hall with attractive grey and white tiled floor with underfloor heating. To one side is a large store cupboard, ideal for coats and shoes, along with a separate cloakroom, again with underfloor heating and grey and white tiles and featuring exposed stonework, corner basin, WC and corner cabinet. Across the hall is the well-appointed utility room with a range of cabinets with taupe coloured doors, offering plenty of storage, a stainless-steel sink, wood effect worktops space and plumbing for a washing machine, integrated undercounter freezer, underfloor heating, 'Intergas' wall mounted boiler, grey and white floor tiles and a door to the garden, with opaque glazing. From the hall a door leads to the bright and spacious kitchen dining room. Oriented to make the most of the far-reaching views. This fabulous room, which benefits from underfloor heating, naturally divides with the kitchen at one end and space for dining at the other. The kitchen features a range of cabinets with cream Shaker style doors and drawers, granite worktops, a stunning black gas AGA with two hot plates and attached modern electric AGA oven, Belfast sink, integrated dishwasher, integrated undercounter fridge and wide breakfast bar with feature lighting above and space for stools. The dual aspect room has

windows to the side and rear and French doors leading out the garden. The dining area offers plenty of space for a large dining table and features a good sized understairs cupboard, ideal for 'day to day' storage and stairs leading up to the first floor. From the dining area an opening leads down to the spacious yet cosy sitting room with wood floor, window to the front, exposed beams, recessed alcove, wall lights and a lovely woodburning stove as the focal point.

Stairs rise to the first floor landing with shelved airing cupboard and a further storage cupboard. The 'L' shaped landing leads to the four bedrooms and family bathroom. The principal bedroom is a bright room with French doors and Juliet balcony - a perfect spot to enjoy the wonderful sunsets. A feature wall with oak panels and storage nooks divides the main bedroom from the dressing room. The dressing room, again with uninterrupted views, features built-in shelves and hanging space. The ensuite shower room has honey coloured travertine tiles, part vaulted ceiling, WC, vanity basin and large walk-in shower with mosaic inset tiling. To the rear of the property, with views over the garden and countryside beyond, is a single bedroom, currently presented as a study and having a built-in wardrobe. To the front is a third bedroom, again single in size. The family bathroom is beautifully appointed and comprises; modern slipper style bath with pillar taps, travertine tiles, oak clad beam, vanity basin, WC, illuminated mirror and walk-in shower enclosure with both waterfall and hand held spray and mosaic inset tiles. The fourth bedroom is a good size double with low level window to the front, part vaulted ceiling with beam and modern radiator.









## OUTSIDE

To the front of the property a wooden five bar gate opens to the gravelled drive, enclosed by both natural stone walls and fencing and offering parking for four cars. A metal fence divides the drive from the garden with a pedestrian gate opening into the side garden. From the drive a paved path slopes down towards the front door and continues along the front of the house, retained by a low wall.

The fully enclosed side and rear garden has a paved patio area and an area of decking both ideal for outside furniture and entertaining. Steps lead up to the garden which is mainly laid to lawn with a circular bed with a tree and planting beneath. On either side are borders of mature shrubs and flower plants. A path leads to a further area of garden, behind the neighbouring property, which benefits from a large storage shed and views of the adjacent countryside. A gate opens from the garden, giving direct access to wonderful countryside walks. Beyond the garden is open countryside with the Mendip Hills as a stunning backdrop.

## LOCATION

Ston Easton is a desirable village ideally located between Bath, Bristol 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:WEIJAT22042025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas fired central heating

**Services:** Private drainage, mains water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



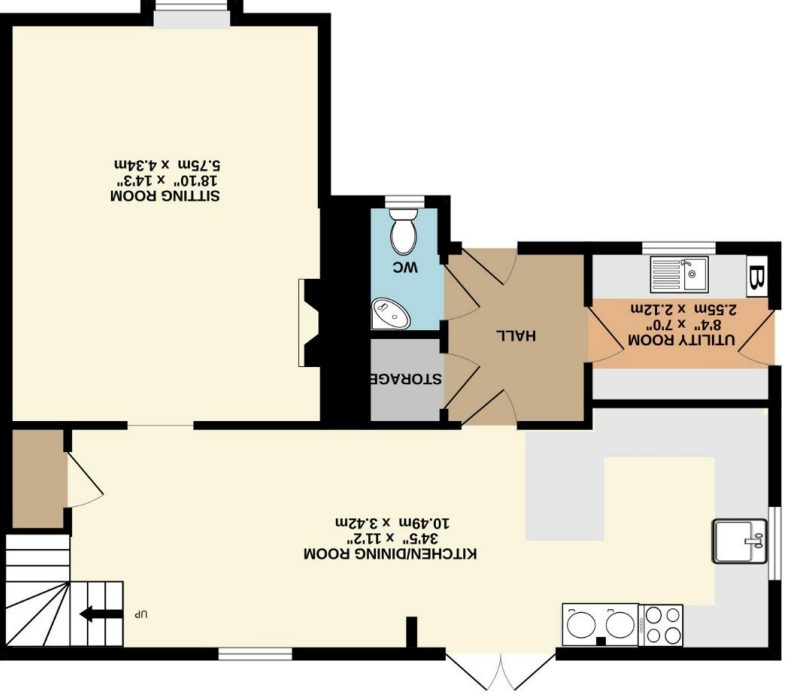
### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

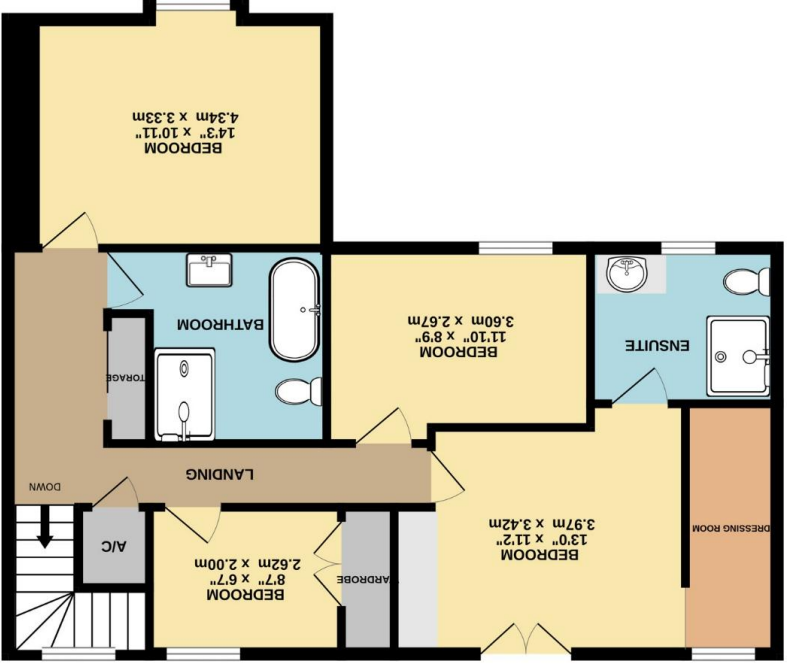


### Nearest Schools

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



GROUND FLOOR



1ST FLOOR

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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