

# North Lawn



Ston Easton, Somerset









## **North Lawn**

### **Ston Easton, Somerset**

Wells 7 Miles ♦ Bruton 14 Miles ♦ Frome 14 miles  
Bristol 13 Miles ♦ Bath 11 Miles  
Bristol International Airport 14 Miles

**A substantial attractive country residence within a short commute to Bristol and Bath, with beautiful well-crafted gardens, like an oasis sitting in the middle of glorious open rural countryside. The property enjoys a heated swimming pool, tennis court and gym.**

#### **Ground Floor**

Porch ♦ Entrance Hall ♦ Kitchen/Breakfast Room  
Dining Room ♦ Sitting Room ♦ Study  
Cloakroom ♦ Boot Room  
Laundry Room ♦ Utility Room

#### **First Floor**

Landing/Study Area ♦ Master Bedroom  
Four Further Bedrooms ♦ Three Family Bathrooms

#### **Second Floor**

Music Room ♦ Family Bathroom  
Two Further Interconnecting Bedrooms

#### **Grounds and Additional Outbuildings**

Well-tended lawned gardens adjoining open countryside with many mature shrubs and trees  
Double Garage with Gym ♦ Outdoor heated Swimming Pool  
Hot Tub ♦ Pool Room ♦ Tennis Court  
Vegetable and Fruit Garden ♦ Green House/Store  
Ample Parking ♦ Rural Views







## The House

North Lawn is an extremely attractive country residence being stone built with mullion windows. The original part of the house was built circa 17th Century. The property is approached from a gated entrance from a wonderful rural drive and leads into a graveled driveway with ample parking at the front of the property.

The property is well positioned and very private being positioned in the middle of glorious open rural countryside. North Lawn enjoys being part of the village but discreetly hidden off the beaten track, behind low stone walls and an array of beautiful trees and shrubs.

North Lawn is an impressive house on a manageable scale, within a layout that lends itself perfectly to modern family living. On entering the property you are immediately faced with a strong presence and warm character. The entrance hall is light and inviting with a charming wooden staircase taking you to the first of two floors. The principal reception rooms are accessed from the entrance hall and the beautifully functional kitchen breakfast room which includes, base and wall units, electric AGA, additional gas cooker and doors into pretty, private self-contained garden. The impressive dining room being part of the original house is next to the kitchen, which includes glass doors to the south gardens and a jet master fireplace. From the kitchen a lobby opens up for access to the boot room, cloakroom, study, laundry room and finally the utility room. There is a further lobby with a secondary set of stairs to the first floor and a sitting room with wood burner and views to the front of the property.

There are two separate naturally well-lit staircases leading to the first floor. The master bedroom looks westerly across the front of North Lawn with bedroom two facing easterly. The first of the family bathrooms is a beautiful white suite with a standalone bath. The hallway leads to two further family bathrooms then onto a galleried balcony looking down onto the kitchen with three further bedrooms behind you, all facing south. Finally there is the main landing/study area with a staircase leading to the second floor with two further interconnecting bedrooms and an interesting spiral staircase leading back to the first floor. There is a separate part of second floor and this is reached from the north stairs which includes the music room and a further family bathroom.



## Outside

North Lawn is approached via a timber gate from a rural drive. An extensive gravelled driveway is to the front of the property with ample parking. The house is surrounded by stone walls, attractive well-manicured hedging, large areas of lawn and a mixture of specimen trees and shrubs. The gardens are very well crafted, a tranquil oasis set in the rural country side with views to the nearby golf course. There is a detached double garage with wood store, a gym above overlooking the tennis court and solar panels to heat the outdoor door swimming pool. Within the various levels of terraced areas around poolside there is the hot tub, pool room with shower. Behind the pool area are productive vegetable and fruit gardens with a garden store and green house with a wood burner.

## Situation

North Lawn is situated in a secluded location within the rural village of Ston Easton which has a strong village community and an active church. The village is home to the renowned Ston Easton Park Hotel and is conveniently located within the picturesque Mendip Hills, well known for its beautiful landscape, stone walls, caves and unspoilt villages.

Bristol is 13 miles to the north and the Heritage City of Bath is also only 11 miles away. The beautiful Cathedral City of Wells is 7 miles. Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmers' market on Wednesday and Saturday.

The area is also well known for its variety of sporting and leisure facilities. Walking and cycling may be undertaken locally. There are leisure centres at Wells and Midsomer Norton. Golf courses at Farrington Gurney, Mendip, Wells and Orchardleigh, Frome. Sailing at Chew Valley Lake and fishing also at Chew Valley and Blagdon Lakes. Horse Racing takes place at Bath and Wincanton.

## Education

There is a wide range of good educational establishments at all levels in the local area from the public and private sectors. Most schools provide transport within the village or nearby.

## Directions

On entering Ston Easton from Bristol, travelling towards Shepton Mallet, the entrance to North lawn can be found on the left hand side.







### General Information

**Tenure** – Freehold

**Services** – Mains electricity, water and private drainage. Oil fired central heating.

**Local Authority and Council Tax** – Mendip District Council. Council Tax Band G

**Energy Performance Certificate** – Rate E. A copy of the energy performance can be found at [www.killens.org.uk](http://www.killens.org.uk)

**Postcode** – BA3 4DG

**Viewings** - Strictly by appointment with the Vendors Agents, Killens 01749 671172

**Fixtures and Fittings** - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.









[www.killens.org.uk](http://www.killens.org.uk)