

South Lawn



Ston Easton, Somerset







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

An attractive substantial village house within easy reach of Bristol and Bath, with private enclosed gardens and wonderful views across open rural countryside.

Ground Floor

Reception Hall ♦ Drawing Room ♦ Dining Room
Study ♦ Snug ♦ Sitting Room ♦ Garden Room
Kitchen ♦ Traditional Pantry
Pastry Kitchen/Utility Room
Laundry Room

First Floor

Landing ♦ Master Bedroom ♦ Family Bathroom ♦ Three further double Bedrooms ♦ Storage cupboard

Second Floor

Fifth Bedroom ♦ Bathroom ♦ Games Room/Sixth Bedroom

Grounds and Additional Outbuildings

Well-tended lawned gardens adjoining open countryside with many mature shrubs and Trees ♦ Kitchen Garden
Terraced sitting area ♦ Rear Courtyard with a range of Stone Outbuildings ♦ Far reaching rural views



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CHARTERED SURVEYORS



The House

South Lawn is an extremely attractive village house approached from a gated driveway which leads to a gravel turning circle at the front of the property.

The house was built in 1871 and once formed part of the Hippisley Estate and was home to Richard Hippisley himself.

The property is well positioned and tucked away behind its attractive high stone walls within the village and benefits from great privacy from the enclosed gardens.

South Lawn is an impressive house on a manageable scale, within a layout that lends itself perfectly to a modern family living.

On entering the property you are immediately faced with charm and character. The reception hall is warm and inviting with its original parquet flooring and grand staircase.

The principal reception rooms are accessed from the reception hall, including a superb formal drawing room with a marble surround fireplace which houses a wood burning stove. This impressive room has high ceilings and vast bay windows looking out over the gardens and countryside beyond. The dining room has an open fireplace and two sets of french doors leading to the garden. There is a door leading to the sun from here which also enjoying views of the garden.

The generous garden room is at the far end of the property and enjoys views of the kitchen garden. Also accessed from the reception hall is the study and a cosy sitting room. The far end of the hall has the original mosaic flooring and a large storage cupboard. The kitchen is traditional in style with an oil fired AGA and a range of kitchen units. From the kitchen is the large pantry, second kitchen, cloakroom and laundry room. The rear hall has a flag stone floor and a door leading to the stone outbuildings.



The impressive proportions continue to the first floor where you will find the long wide landing with windows at either end which allows a ray of wonderful natural light. The master bedroom has a large bay window giving far reaching views over the surrounding stunning Somerset countryside.

There are a further three double bedrooms and a family bathroom on the first floor.

On the second floor there is a fifth bedroom, bathroom and a wonderful games room/sixth bedroom.

Outside

South Lawn is approached via wooden gates on to a gravelled driveway which leads to an attractive turning circle. The house is surrounded by enclosed gardens, mostly consisting of large areas of lawn and a mixture of specimen trees and shrubs. The gardens are a wonderful area for children as they are fully enclosed and give the house a true sense of seclusion whilst being in the centre of the village. There is a kitchen garden and a terraced sitting area where you can enjoy the open countryside views.

There is a range of stone outbuildings which are currently used as storage, log store and workshops.

Situation

South Lawn is situated at the heart of 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 farmer's 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, pass Ston Easton Park on the left and the entrance to South Lawn can be found on the left.

If travelling from Shepton Mallet, on entering Ston Easton continue pass the church on the right and after passing the bus shelter on the left the entrance to South Lawn can be found on the right.





General Information

Tenure – Freehold

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

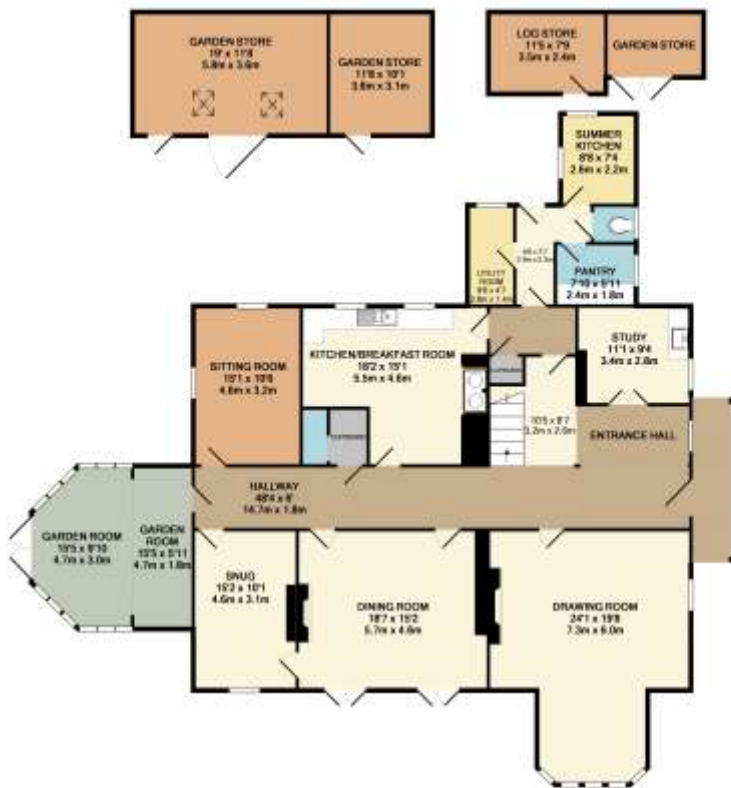
Local Authority and Council Tax – G

Postcode – BA3 4DQ

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.





TOTAL APPROX. FLOOR AREA: 826 SQ. FT. (76.6 SQ. M.)

These areas should have been made available for calculation if the floor plan completed were representative of actual conditions. Measurements and areas of the items are approximate and not necessarily comprehensive. The purchaser is responsible for checking the accuracy of the floor plan and should not rely on it for any purpose. The purchaser is responsible for checking the accuracy of the floor plan and should not rely on it for any purpose. The purchaser is responsible for checking the accuracy of the floor plan and should not rely on it for any purpose.



LETTER BOX APPROXIMATE FLOOR AREA: 100 SQ. FT. (9.3 SQ. M.)



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