



£450,000

At a glance...



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**holland
& odam**

The Mendips
Pound Lane
Easton
Wells
Somerset
BA5 1EF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells, take the A371 towards Cheddar. After approx 2 miles you will drop down the hill into Easton. At the bottom of the hill, take the first right turning into Ebbor Lane (just after the church). Pound Lane is then the first left after approx 100m where the property will be found on the right hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

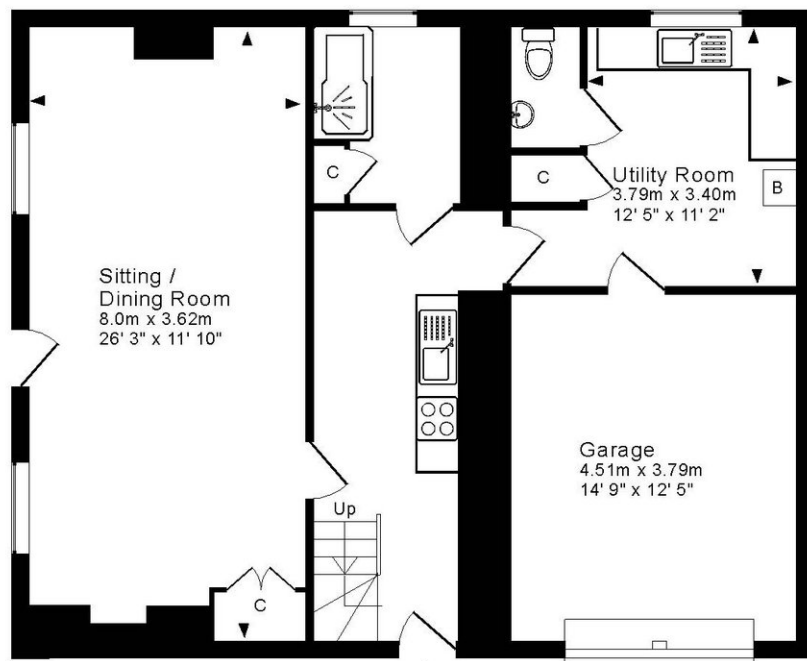
Easton is a popular village set between Wells and Cheddar. The village has a Church whilst in the next village to the west (Westbury-sub-Mendip) there is a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

Insight

A beautifully presented four bedroomed detached character cottage set in a back lane in the village of Easton. Boasting many period features including beams an inglenook fireplace with bread oven and having a general cosy feel throughout. The property has been well maintained by the present owner.

- Well maintained and presented throughout. During the present vendor's ownership a new kitchen has been fitted along with a downstairs shower room and Worcester oil boiler.
- Stunning sitting room with stone walls, wooden beams and a woodburner at each end creating a cosy cottage feel
- Plenty of character with exposed beams
- Three double bedrooms and a single. One having a large walk in wardrobe while two others have built in storage
- Large utility room with access to a cloakroom
- Access to country side walks including Ebbor Gorge on the doorstep
- Scope to move the kitchen into the garage area if desired
- Off road parking and garage
- Low maintenance outside space with a large workshop / shed in situ

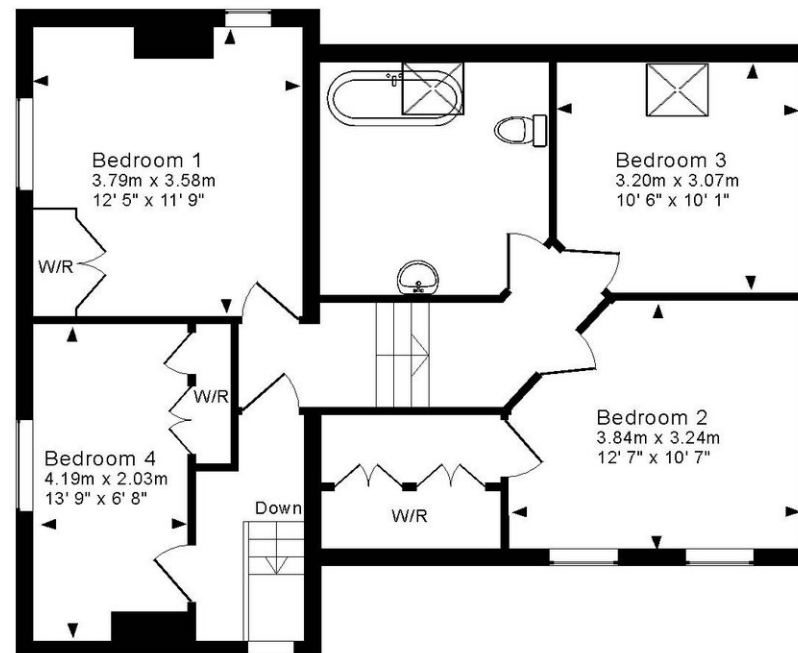




Ground Floor

For indicative purposes only.
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First Floor

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