

# STON EASTON PARK

STON EASTON • SOMERSET



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Bath 13 miles | Bristol 14 miles | Wells 7 miles | London 127 miles | Bristol International Airport 15 miles  
(Distances are approximate)

Ston Easton Park is a historically important Grade I Listed Country House comprising 20 individually designed en suite bedrooms with extensive gardens and grounds, designed by the world famous Humphry Repton. In addition, there is a delightfully secluded Grade II Listed Gardener's Cottage overlooking the river and a magnificent Grade II\* Listed Coach House.

Situated within the picturesque county of Somerset and within 13 miles of the World Heritage City of Bath, Ston Easton Park provides a wonderful opportunity to acquire a historically renowned country house, formerly run as a highly successful hotel, set within 28 acres of beautifully landscaped gardens and parkland.



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## HISTORY

Described by Pevsner as 'exceptionally sumptuous', Ston Easton Park is a Grade I Listed Palladian Mansion House constructed in 1769 by John Hippisley-Coxe, whilst also undertaking renovations to enlarge the existing Tudor house originally situated on the land. Later, Humphry Repton landscaped the gardens and parkland. In the 1970s, the property changed use from a country residence to become a hotel and has until recently operated as one of the region's most desirable hotel and wedding venues.

The west wing contains the earliest part of the house and the delightful symmetry of the façade displays three storeys and incorporates pavilions to left and right. Centrally the fine entrance has Tuscan columns and the garlanded Hippisley-Coxe coat of arms is still in situ above.

Now over 250 years old, this magnificent Mansion is arranged over four floors, providing splendid entertaining and living areas that have been immaculately maintained to preserve their originality.



## MAIN DESCRIPTION

Ston Easton Park is a wonderful opportunity to acquire a splendid Georgian country house in the Palladian style with delightful Grade II Listed Repton gardens and far-reaching views across beautiful parkland. Conveniently located for easy access to Bath, Bristol and Wells within the popular county of Somerset.

Formerly a highly successful country hotel, Ston Easton Park now appeals to those looking for a magnificent country residence due to planning consent for its return to residential use, or for those wishing to reignite the business as a luxury hotel or wedding venue, repositioning this historic property as one of the finest country houses in the region.

Whilst still showcasing its illustrious history in the form of its immaculately presented original features, the property would now benefit from a sympathetic restoration throughout the main house. In addition, there are further opportunities to enhance value, which include the conversion of the Grade II\* Listed Coach House, which has lapsed planning permission to create a substantial function suite if utilised for hotel purposes, or would make highly impressive ancillary guest accommodation or leisure facilities, subject to obtaining the necessary consents. Additionally, the Grade II Listed three bedroom Gardeners Cottage requires modernisation and could be utilised as further guest accommodation or as a self-contained residence.

Ston Easton Park will appeal to a wide array of purchasers, from those looking to restore and reside in a historic country home, to hoteliers looking to expand their luxury portfolio.





## THE MAIN HOUSE

Upon entering, the interior Palladian architectural design is immediately apparent, with the central entrance hall with its stone floor and fireplace providing the axis of the house. The splendid decorative ceilings, door cases and fireplaces throughout the property are delightful and compliment the style of the classical country home beautifully. Directly ahead of the entrance hall is the magnificent drawing room with its central ceiling relief of an eagle, exceptional plasterwork and door cases, and classical wall paintings. This room takes in the beautiful view over the Repton gardens and the River Norr. To the east are the stair hall, the dining room, the morning room (with access to the gardens) and a bedroom with shower room. To the west are the sitting room, breakfast room, hall, library and kitchen (with utility, pantry and cold store beyond), a cloakroom and a small office/boot room. The house flows naturally from room to room, with the majority of the principal room interconnected, with the morning room, drawing room, sitting room and breakfast room enjoying delightful views of the garden elevation.

The first and second floors provide 19 well-appointed and individually designed luxury bedroom suites including one with its own roof terrace.

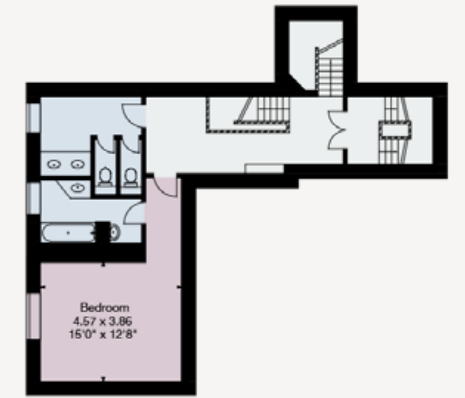
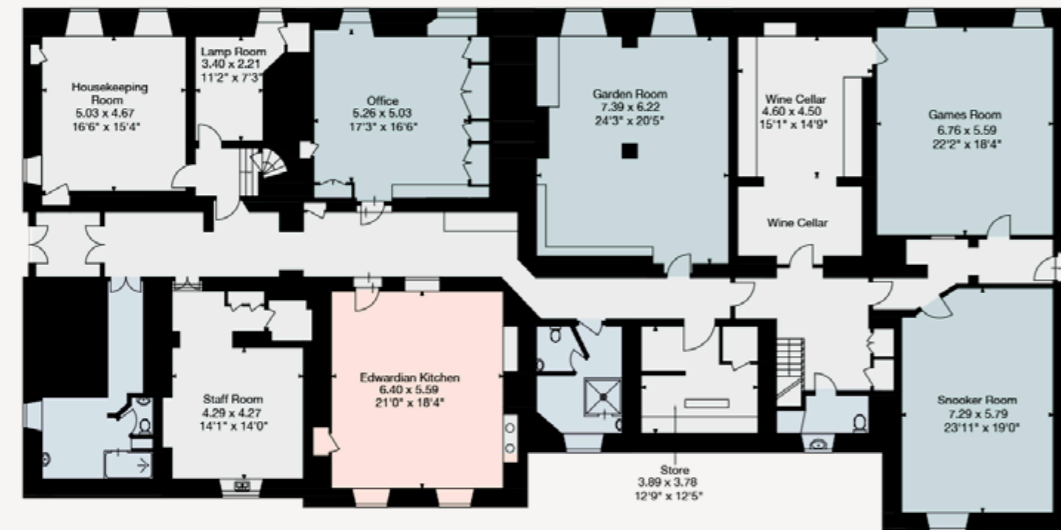
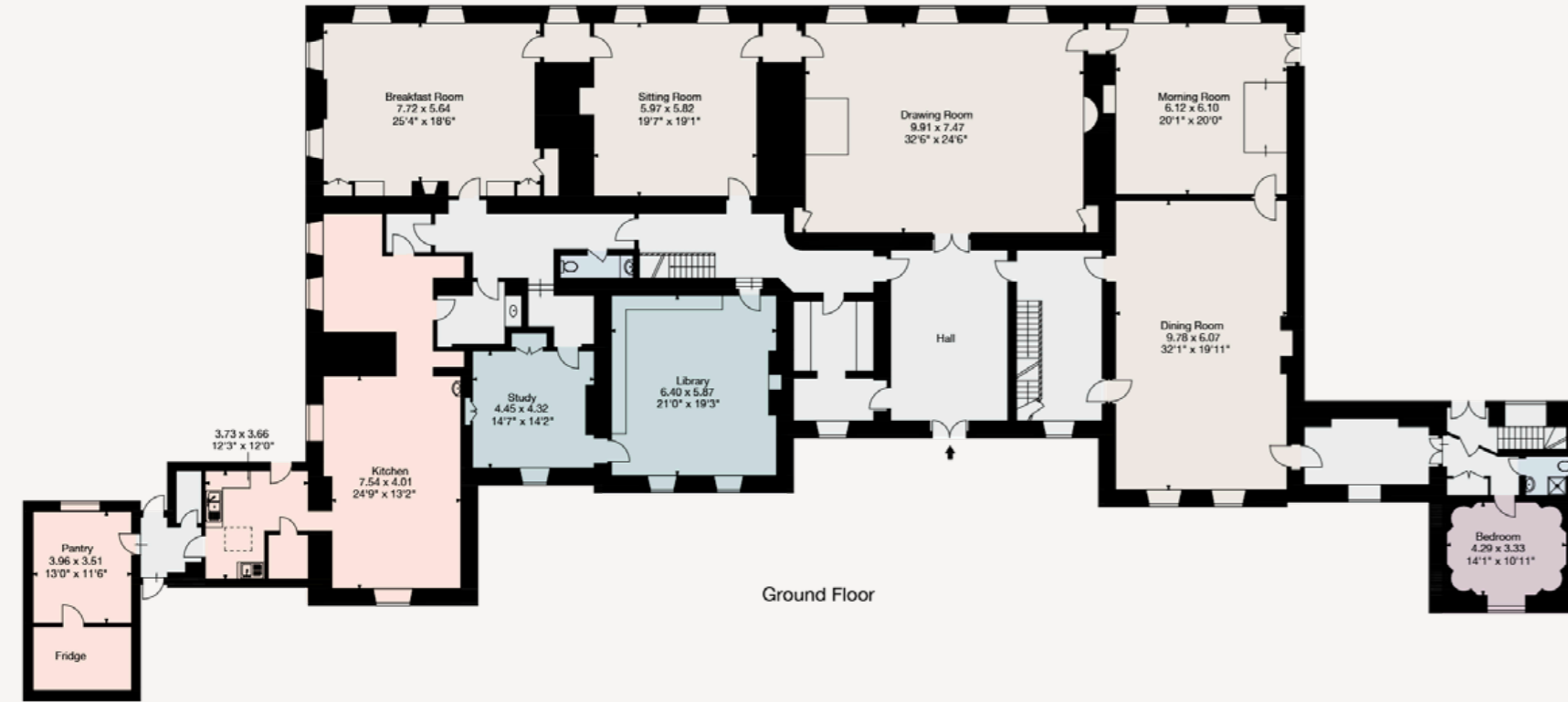
The lower ground floor houses the original kitchen, wonderfully preserved and full of charm, with a central hall providing access to the gardens and grounds to both east and west. This floor also consists of a games room, studies, billiards room, stores and garden room, which could also be utilised as additional accommodation if required.



# STON EASTON PARK

Approximate Gross Internal Area  
22,097 sq ft - 2052 sq m

Not to scale. For identification purposes only





## GARDENS AND GROUNDS

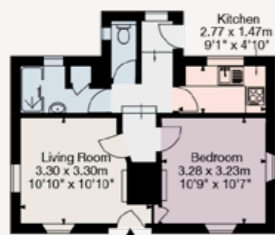
The extensive gardens and grounds wrap around the mansion house, extending to about 28 acres. From the elevated terrace at the rear of the house, lawns slope down to the River Norr which forms the centre piece of the Repton garden. Two stone foot bridges, to the west and the east of the house, cross the river with its run of eight weirs, providing tranquillity and the enchanting sound of running water.

The western bridge leads to the Gardeners Cottage and is bounded by a high castellated stone wall, which forms a screen to the walled garden beyond. The walled garden is arranged as a series of gardens enclosed by high brick wall and copper beech hedges, all accessible by a wide central gravel drive. Here the River Norr is channelled through a narrow canal before widening to flow past the house. A rose garden, underplanted with seasonal plants and crossed by rose covered arbours stands closest to the house. The arboretum and two traditional greenhouses neighbour the Gardeners Cottage as well as a nearby orchard and tennis court. Beyond the walled garden and at the western edge of the grounds is a storage building. The remaining land is arranged as copse bordering the drive and woodland which is a continuation of the pleasure garden and stretches to an eastern point, providing a pleasant woodland path.

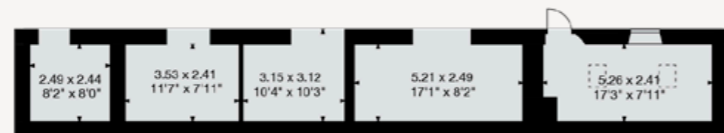
# OUTBUILDINGS

Approximate Gross Internal Area  
7,535 sq ft - 700 sq m

Not to scale. For identification purposes only



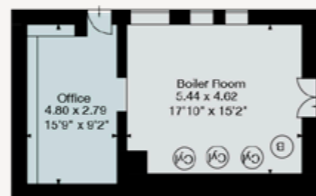
The Lodge



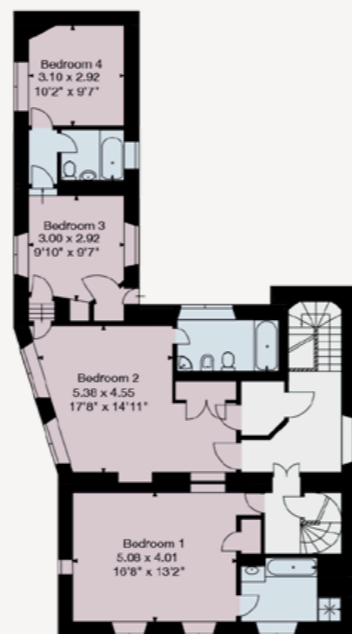
Stores



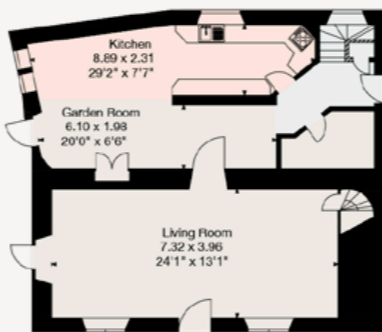
Offices - First Floor



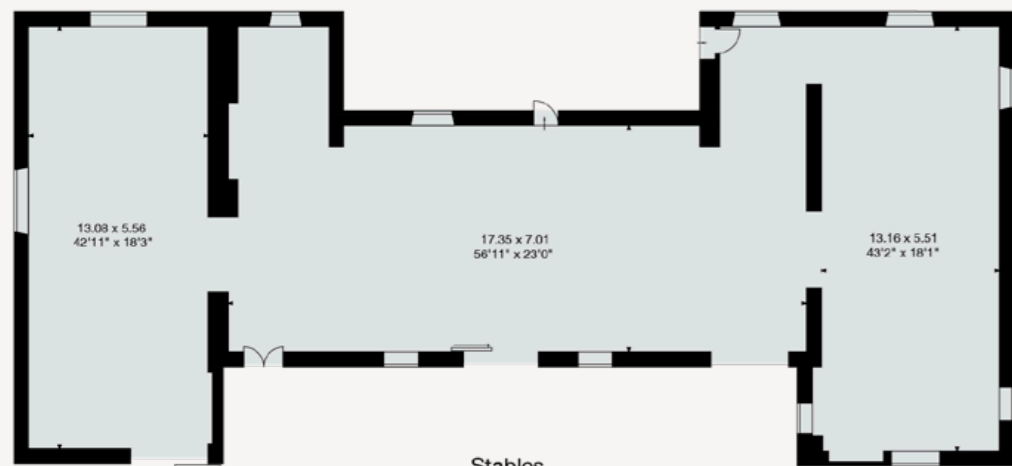
Offices - Ground Floor



Garden Cottage - First Floor



Garden Cottage - Ground Floor



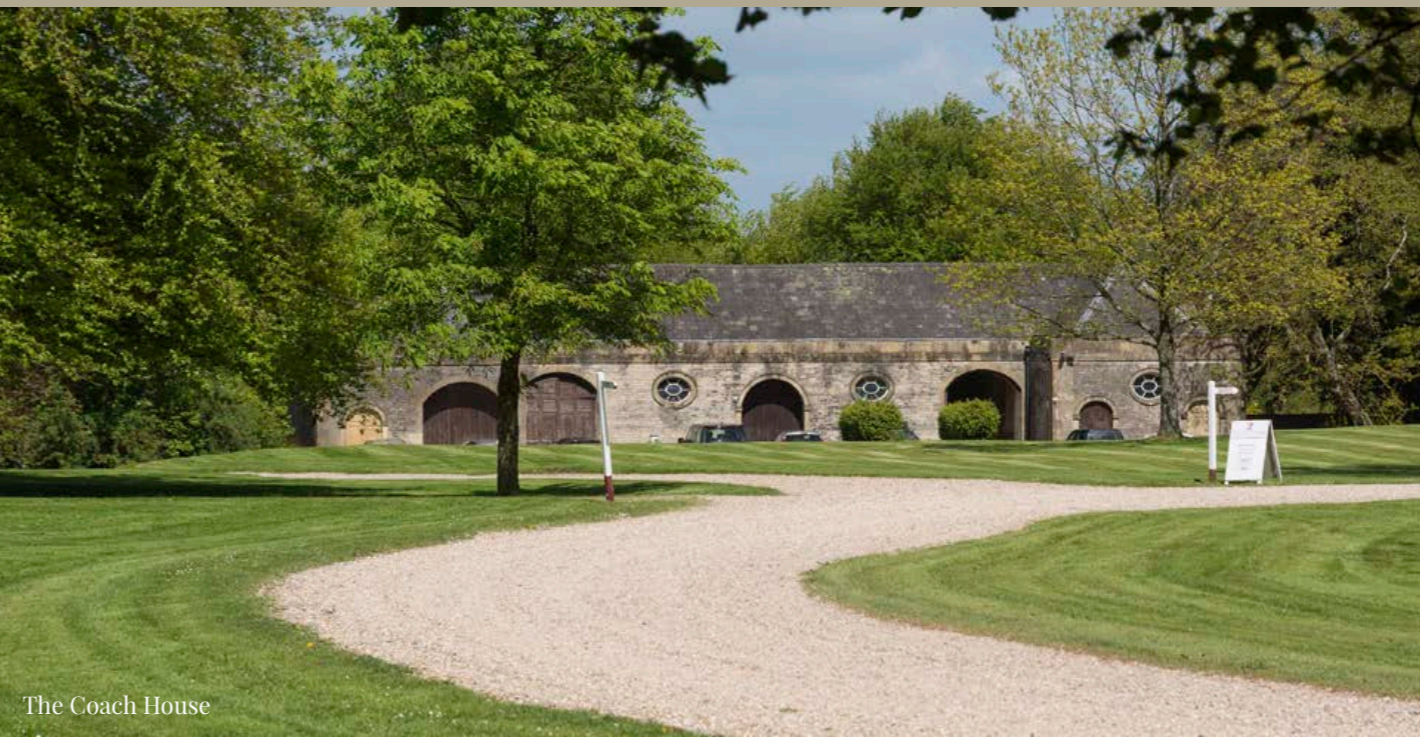
Stables



Gardeners Cottage



Gardeners Cottage



The Coach House

## THE GARDENERS COTTAGE

A delightful Grade II Listed cottage situated along the banks of the River Norr between the Mansion House and the walled garden. An attractive detached cottage, now in need of modernisation throughout with three en suite bedrooms, which provides additional accommodation or could be utilised as a separate ancillary dwelling.

## THE COACH HOUSE

A fine and striking symmetrical single storey coach house and stables, Listed Grade II\*. This impressive and substantial building is in need of refurbishment and could be potentially converted, subject to planning, as additional accommodation or for leisure facilities. Planning consent for conversion in to a hotel function suite was granted 09/06/17 ref 2016/2672/LBC. Mendip District Council, which has now lapsed.

## LOCATION

Ston Easton Park is located in the beautiful and peaceful county of Somerset in South West England. The World Heritage City of Bath is 13 miles away and famed for its Georgian architecture, Thermae Spa, many festivals as well as its retail and gastro experiences. The city of Bristol is some 14 miles to the north and once again offers a fine range of amenities and its famous harbour. 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 Waitrose, and the pretty market square holds a farmer's market on Wednesday and Saturday. For those wanting a more local gastro experience there is The Pig at Bath as well as Babington House in Mells are within a short drive from the property.

There are a variety of well-regarded schools in the area including Wells Cathedral school, Downside and Millfield, as well as many popular independent schools in Bath. The area is well known for its variety of sporting and leisure facilities. Walking and cycling may be undertaken locally. There is a leisure centre at Wells, 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.

Situated close to the A37 and close to the Mendip Hills, an area of outstanding beauty, Ston Easton Park benefits from excellent transport links including both road and rail services with direct trains to London Paddington from Catle Cary Station (15 miles), Bristol (14 miles) and Bath (13 miles). Access to the A303 provides fast links to London and the West Country whilst Bristol Airport is approximately 15 miles away.

## FURTHER INFORMATION

**Services:** Mains water, electric and drainage. Oil central heating.

**Tenure:** Freehold

**Local Authority:** Mendip District Council.

**Postcode:** BA3 4DF

**Viewing:** All viewings are by appointment with Savills 01225 474555.



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