

# LODESTONE



*2 Church View, Easton*









## 2 Church View, Easton

BA5 1EQ

Guide Price: £350,000

2   
Bedrooms

1   
Bathrooms

2   
Receptions

### PROPERTY FEATURES

- Pretty two bedroom country cottage
- Popular village location
- Three miles from the cathedral city of Wells
- Traditional fireplaces and wood burning stove
- Professional chef designed contemporary kitchen
- Two reception rooms
- Versatile entertaining space
- Gardens to the front and enclosed garden to the rear
- Private parking









2 Church View is a wonderful, two-bedroom character property that effortlessly combines period charm with modern convenience, offering versatile living space ideal for both family life and entertaining.

Upon entering through the front door, you are welcomed into a spacious entrance hall with convenient coat and boot storage. To the left is a charming sitting room, perfect for relaxing, complete with a traditional fireplace and wood-burning stove, and a window overlooking the attractive front garden.

To the right, the property opens into a generous dining room—an ideal space for entertaining guests. This flows seamlessly into a beautifully designed, contemporary kitchen that combines functionality with style. Created by a professional chef, the kitchen features space for a large range cooker, fridge/freezer, washing machine, slimline dishwasher, and additional under-counter space for a cultivator. A central island provides further storage and serves as a sociable spot for casual dining. A dedicated workspace along one wall integrates neatly into the kitchen's design, making it ideal for remote working or managing household tasks. Glazed double doors lead out to the rear garden, while ample natural light floods in through large windows and two roof lights. A cleverly concealed cupboard beside the chimney breast offers additional, practical storage.

Upstairs, the property offers two well-proportioned bedrooms, both featuring original exposed pine flooring and views to the front. A family bathroom, styled with an earthy and natural aesthetic, includes a modern vanity unit and complements the character of the home.









## Outside

A charming garden gate opens to a beautifully landscaped front garden, setting a picturesque tone for this double-fronted cottage. A central pathway leads to the front door, flanked by manicured lawns and raised vegetable beds, offering both visual appeal and practical growing space. The garden is partially enclosed by a traditional stone wall and framed by well-established floral and productive borders, enhancing the home's classic curb appeal.

To the rear, a fully enclosed and private garden provides a tranquil outdoor retreat. Carefully maintained and thoughtfully planted, it features colourful flower beds and productive borders.

A sunny, sheltered terrace adjacent to the house creates the perfect spot for outdoor dining or morning coffee. Additional features include a practical potting shed, a log store, and gated access to a rear path leading directly to the parking area.

The property benefits from allocated parking for one vehicle at the rear, with ample on-street parking available at the front—ideal for guests or multiple vehicles.

## Situation

Easton is approximately 3 miles from Wells on the road towards Cheddar. The village has a church and a hall and further along the road the neighbouring village of Westbury-sub-Mendip has a convenient village store, public house and a popular primary school. The ancient cathedral City of Wells offers a wealth of culture and varied societies. There are busy, vibrant markets twice a week and several supermarkets including Waitrose and Tesco. All the usual amenities that you would expect can be found including banks, doctors' surgeries, dentists and a selection of primary schools with the excellent Blue School in the secondary sector plus Wells Cathedral School.





The high street is vibrant with a small selection of the usual chain stores plus a variety of independent shops and restaurants. At the very heart of the city is the medieval Cathedral, Bishops Palace and Vicars Close, reputed to be the oldest surviving residential street in Europe.

The Wells Festivals are increasing in popularity each year with the Literary Festival now taking place over two weeks and attracting big names in the literary world, the very well attended Food Festival and many regular Arts festivals. With both the Cathedral School and the Cathedral itself there are endless opportunities for musical concerts, plus regular shows and comedy nights in the Little Theatre. The larger cities of Bath, Bristol, Taunton and Yeovil are within commuting distance. The train stations at Castle Cary and Highbridge offer fast, direct lines to London. Half an hour away is the very fashionable small town of Bruton which has the very popular restaurant/coffee/bread shop called At the Chapel and the world-famous Hauser and Wirth Art Gallery. There are Golf Clubs in Wells and on the Mendips, as well as sailing and fishing which can be found on the Chew Valley and Blagdon Lakes.

#### **Directions**

Postcode: BA5 1EQ

What3Words: ///seemingly.twigs.eliminate

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** C

**Guide Price:** £350,000

**Tenure:** Freehold

### PART B

**Property Type:** Terraced

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains supply

**Water Supply:** Mains supply

**Sewerage:** Mains drainage

**Heating:** Gas fired central heating. Hive heating and hot water system in place.

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off street private parking and on-street parking

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** N/A

**Rights and Easements:** N/A

**Flood Risk:** Very low risk of flooding

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications within the vicinity of the property

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



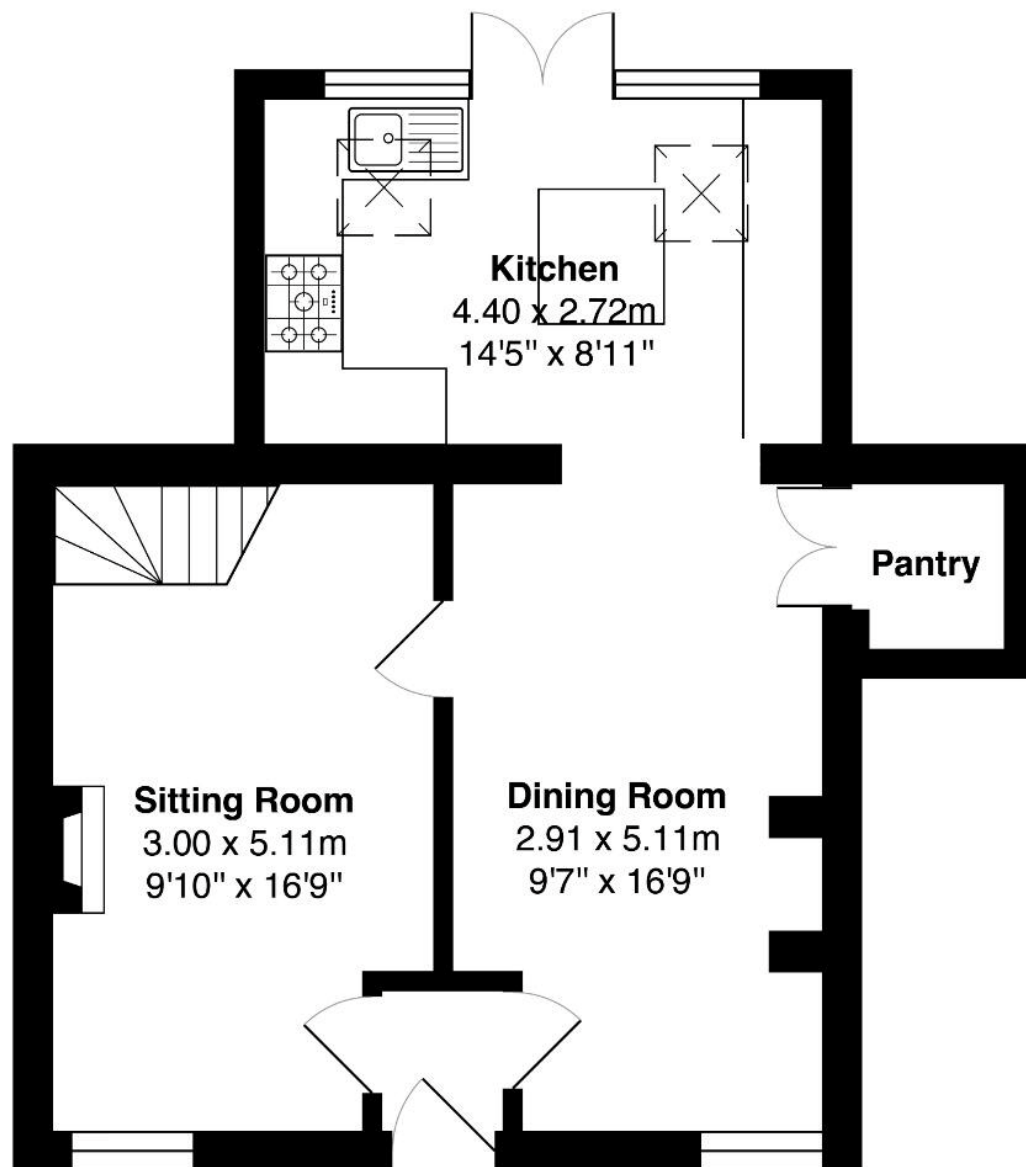




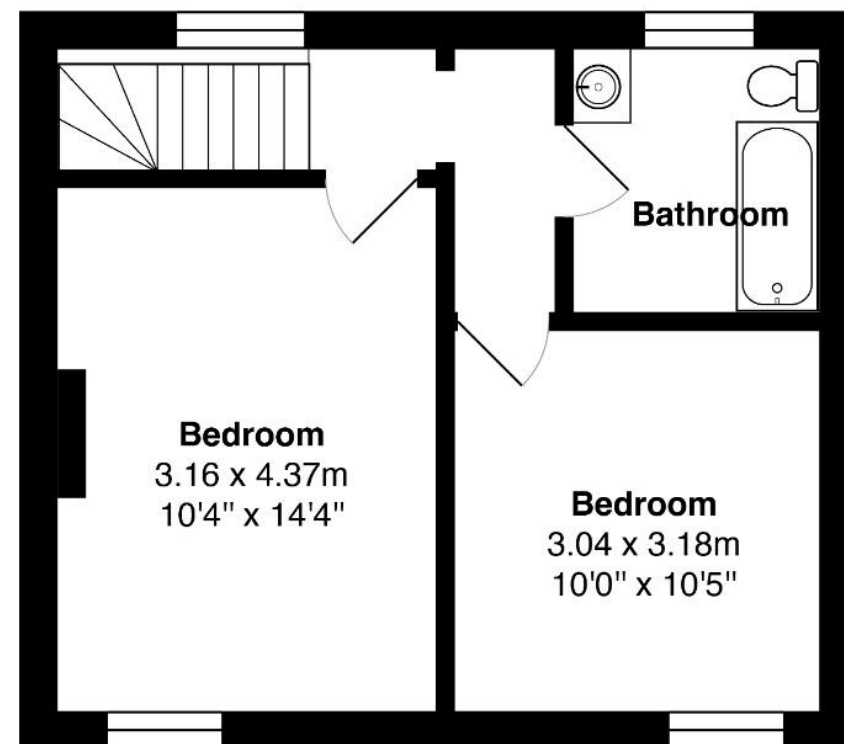
## 2 Church View, Easton



Approximate gross internal floor area of main building - 81.3 m<sup>2</sup> / 876 ft<sup>2</sup>



**Ground Floor**  
Area: 46.1 m<sup>2</sup> ... 497 ft<sup>2</sup>



**First Floor**  
Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



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