





£685,000

To View:

Holland & Odam
30, High Street, Glastonbury, Somerset

BA6 9DX

01458 833123
glastonbury@hollandandodam.co.uk



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9



3

Energy
Rating

D

Council Tax Band
B

Services

Gas Central Heating

Local Authority

Mendip District Council
0300 30385588
mendip.gov.uk

Tenure

Freehold



Directions

From the town centre proceed up the High Street passing St John's Church on the left. At the top of the Hill, turn right and continue to the mini-roundabout. Turn left onto the A361 signposted to Shepton Mallet. After approximately half a mile turn left into Ashwell Lane where the property will be found on the left-hand side.

Description

Set on the southern slopes of Glastonbury Tor, Tordown is a substantial and popular bed and breakfast property, that has ample potential for developing the current business, or into alternative uses such as a residential dwelling or retreat/therapy centre (subject to any necessary change of use).

On the ground floor, there are two double bedrooms, both with en-suites, a sitting room with open fireplace and lovely bay window, dining room, kitchen/breakfast room with snug, utility, cloakroom and conservatory.

On the first floor, there are five further bedrooms, the master bedroom has a full en-suite, with two further bedrooms having partial with en-suites and two separate bathrooms. Stairs then rise to the second floor and two further beautiful en-suite double bedrooms. A point worth noting, all the front facing reception rooms and bedrooms, enjoy fabulous far reaching views to the south, over the moor and into the far distance. Adjoining the house at the rear, is an independent annexe, having a bed/sitting room, kitchen and shower room, all enjoying a great degree of seclusion and privacy.

Location

The historic town of Glastonbury being approximately 1 mile from the town centre with its good range of shops, restaurants, cafes, public houses, supermarkets, churches and health centres. The renowned Millfield Preparatory School is within 1 mile, Millfield Senior School is approx 3 miles.

Glastonbury is renowned for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. Street is 3 miles and offers more comprehensive facilities including Strode College, Strode Theatre, and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at some 15 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

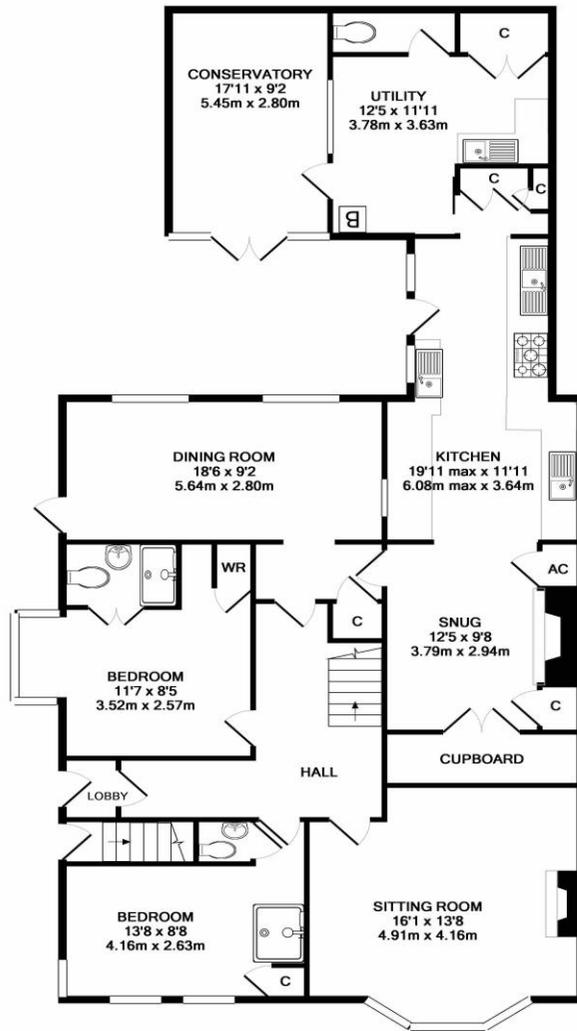




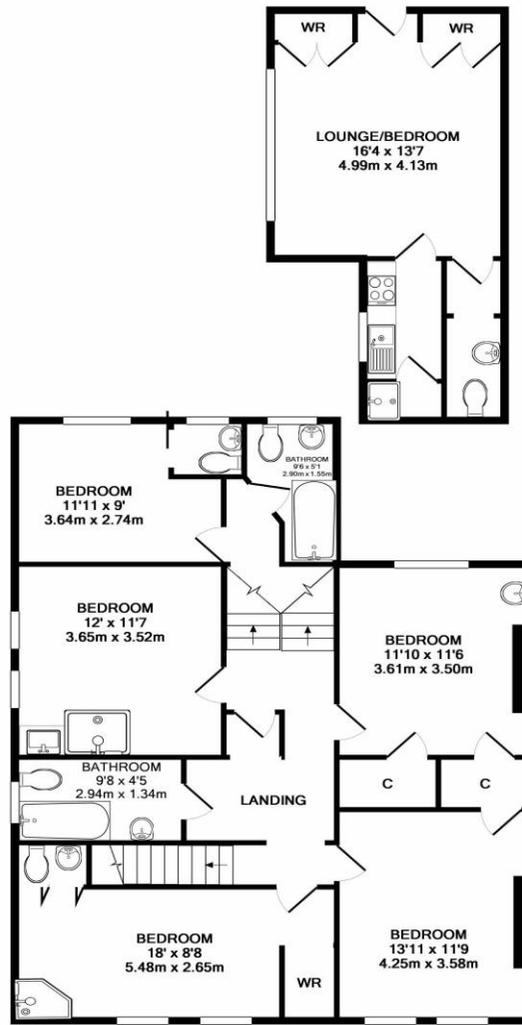
At the front, a wide driveway extends up to the side of the property, where there is ample parking and turning space for several vehicles. At the entrance to the drive, there is a large additional car park for guest parking, with steps then leading to the side entrance. Here there is a front garden with patio terrace, lawn and inset stone 'Labrynth', all taking in the beautiful south and westerly views to the moor, Hood Monument and beyond. At the side, there is a further patio beyond the parking area with steps up to a terraced and elevated garden, brick stores, wooden shed and access to the annexe.

- Spacious semi-detached house, operating successfully as a B & B for several years
- Versatile accommodation providing up to ten bedrooms including an independent, one bedroom annexe
- Sitting room, dining/breakfast, snug, kitchen, utility and conservatory complete the ground floor
- Eight of the ten bedrooms benefit from en-suites
- All rooms at the front of the house, benefit from lovely far reaching south and westerly views
- Separate parking area for guest as well as owners parking
- Ample potential for returning back into a private residence, retreat etc.

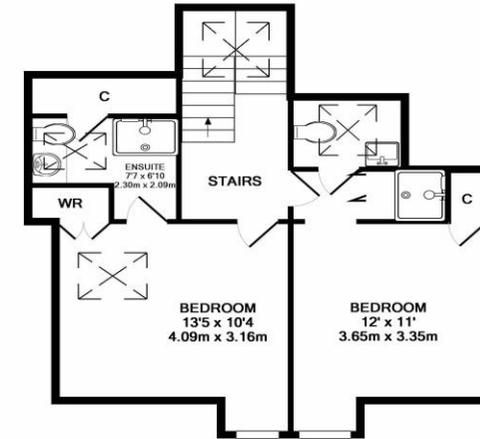




GROUND FLOOR
APPROX. FLOOR
AREA 1609 SQ.FT.
(149.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1351 SQ.FT.
(125.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3510 SQ.FT. (326.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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