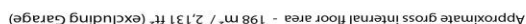


These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and accessories, personality for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.





## Description

This thriving, luxury bed and breakfast has undergone significant renovation. It offers many advantages including private owner's accommodation, four en-suite guest bedrooms and boasts a very healthy income.

This business operates at a 90 % occupancy rate, enjoys impressive reviews and has received numerous plaudits. The accommodation has a contemporary feel and features Tasmanian oak flooring throughout. A good size breakfast room is located at the front, capable of catering for multiple sittings. The remaining ground floor accommodation is exclusively for use of the owners. This large and private area, comprises a stunning kitchen/dining area fitted with an ultra-modern, fully integrated suite comprising NEFF appliances and Corian work surfaces. Off the kitchen is a dining area and door through to a separate utility providing plumbing and rear access to the garden. Owners also benefit from a large conservatory that overlooks the garden. There is also a double bedroom complete with en-suite shower room close by.

On the first floor are three double bedrooms, all benefiting from en-suite facilities. Each en-suite has a contemporary feel, combining stylish suites, crisp splash back tiling and attractive slate flooring. The bedrooms all have a neutral decor and are presented to the very highest standard.

A further bedroom can be found on the second floor, complete with en-suite and built storage facilities, this bedroom offers superb views towards the Abbey grounds and Glastonbury Tor.

## Outside

The property is situated in a good size plot, providing off road parking for numerous vehicles. A detached garage and a summer house are both located at the front of house. The mature, private and most attractive rear garden adjoins the Abbey park. Currently, the owners use the garden exclusively for themselves.

## Agents note

Information relating to turnover and profit can be provided upon request.

## Directions

From our Glastonbury office proceed to the bottom of the High Street crossing the mini-roundabout onto Fishers Hill. At the top of the hill bear left merging into Bere Lane. No 27 is located on the left hand side.

## Location

The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street and a local supermarket. There is schooling from primary through to secondary with further education available at the nearby Strode College. Communication links are excellent with access to the M5 some 15 miles distance and at Castle Cary mainline trains run to London Paddington.

**Council Tax Band 'D' EPC Rating TBC**

**Services** All mains services connected

**Tenure** Freehold 

