

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



GLEBE FARM, ROBINS LANE, BURTLE, SOMERSET, TA7 8NT



**Glebe Farm
Robins Lane
Burtle
Somerset
TA7 8NT**

*“Beautiful character property in quiet rural setting
set within 1/2 an acre”*

Summary

A recently updated former farmhouse that has been thoughtfully extended and renovated over the years to now provide generous family accommodation. The property is set in beautiful mature gardens with ample parking and a number of outbuildings set within a total plot of 1/2 an acre.





About the area

Burtle is a small hamlet on the edge of the village of Westhay, a village and civil parish 3 miles north-west of Glastonbury which has been a settled site for even longer than Glastonbury. Burtle has a vibrant community, Gastro local pub vibrant village hall and societies and clubs. Nearby are the nature reserves of Westhay Moor and Westhay Heath, which have both been designated as sites of special scientific interest. There is easy access to the other towns of the area including Wells, Glastonbury, Street and Wedmore whilst Bristol and Yeovil are well within commuting distance. For more information on this area in general and individual schools visit our website www.roderickthomas.co.uk locate this property by price order, open full details and click on "schools". This website has large photos of this property and an accurate map position.

Description

Entered via a reception hall with with doors off to the principle rooms. A beautiful latch and brace door opens to the large farmhouse style kitchen / breakfast room that comprises mixture of wall and base units, wooden worktops over, rayburn cooker, flagstone floors and stripped beams. The kitchen / breakfast room leads through to a well proportioned snug with beautiful inglenook fire, inset woodburning stove and stripped beams. Adjacent to the snug is a large utility room with access to the courtyard. To the other side of the property is a well proportioned sitting room with inglenook and inset multi fuelstove, stripped beams and window with window seat that overlooks the attractive front garden. Beyond this there is a downstairs bedroom with large dressing area that has french doors to the garden. The spacious downstairs bathroom has an attractive antique victorian bath with separate shower. Upstairs there are a further four large bedrooms and a cloakroom. The master bedroom has a beautiful balcony ideal for sunbathing in the summer and sitting out in the evening.



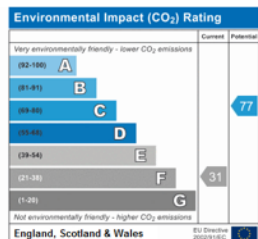
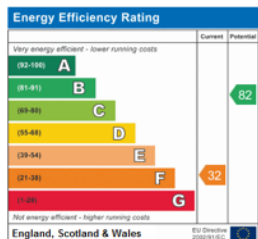


Outside

Approached via double gates that lead to a large parking area with parking for a number of vehicles. The secluded rear garden and courtyard leads to several outbuildings. The front garden is mainly laid to lawn with a verity of specimen trees and herbaceous borders. The approach to the house is very attractive with a beautiful wisteria that is currently in bloom. To the side of the property is a two storey stone building that could be utilised as further accommodation (subject to necessary consents being obtained, the current owners have attained planning permission in the past and plans are available to see). A pathway further leads to an expanse of grass where beautiful views can be had over the levels. A further outbuilding comprises an attractive orangery, workshop and store rooms. Total plot 1/2 an acre.

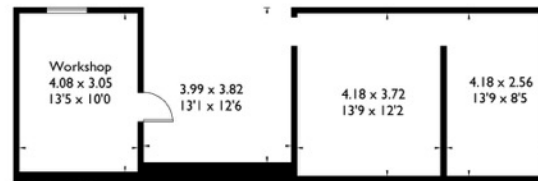
Directions

Proceed from our estate agent in Wedmore in the direction of Mark, passing the White Horse Pub on your right take the next left into Yarrow road turn right into Southwich Road. Turn left signposted to Burtle after 1.9 miles turn right into Robins Lane. Continue for a short distance where the property will be found on the right hand side.



Glebe Farm, Robins Lane, Burtle, Bridgwater, TA7 8NT

Approximate Gross Internal Area = 231.3 sq m / 2488 sq ft
 Outbuildings = 97.0 sq m / 1044 sq ft
 Total = 328.3 sq m / 3532 sq ft



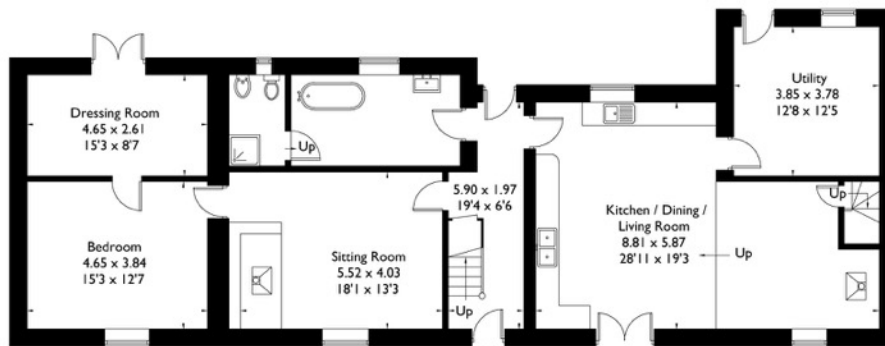
Outbuildings
(Not Shown In Actual Location / Orientation)



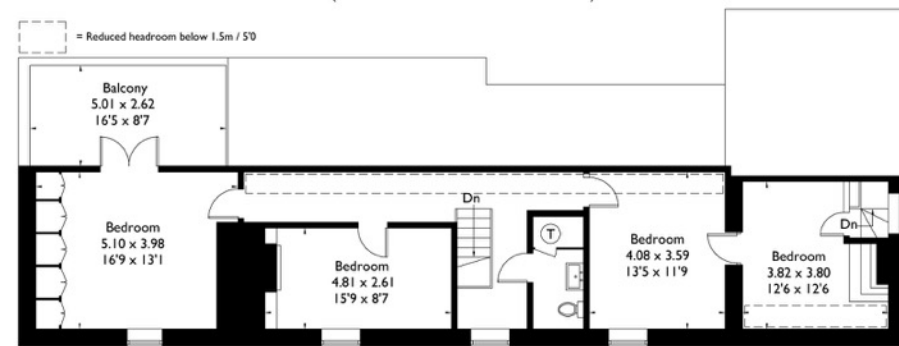
Outbuilding Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding First Floor
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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