







£650,000

## To View:

Holland & Odam  
30 High Street, Glastonbury, Somerset  
BA6 9DX  
01458 833123  
glastonbury@hollandandodam.co.uk



5



2



3

Energy  
Rating **D**

Council Tax Band  
E

## Services

Oil fired Central Heating

## Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

## Tenure

Freehold





## Directions

Follow the B3151 into Meare passing the landmark of the 'Abbots Fish House' on your right. Church Lane can be found a little further along on the left hand side. Turn here and follow Church Lane to the left hand bend, where you will see Church Lane House immediately on the right hand side.



## Location

Meare is a rural village set on the picturesque Somerset Levels to the West of Glastonbury. The village provides primary school, Parish Church, rural store with lots of provisions and a garage. The popular towns of Glastonbury and Street together provide an attractive range of facilities. Glastonbury is best known for its Tor and Abbey Ruins. Street is famous as the home of Clarks Shoes and Clarks factory shopping centre. Meare is also convenient for private education with Millfield school, both Senior and Prep, being within 3-5 miles, also the Cathedral school in Wells, being some 7 miles distance.



## Description

Affording a lovely rural position and gardens of approximately 0.33 acres, this detached period farmhouse affords five bedrooms, three reception rooms, ample parking for several vehicles and wonderful far reaching views.

From the entrance hall, doors provide access to the two principle reception rooms, utility, cloakroom and kitchen. Stairs also rise to the first floor landing. The sitting room benefits from a stone inglenook fireplace with wood burning stove, two windows to the rear and an exposed brick and beam partition wall. A door from here opens into the snug, which could also be utilised as a dining room, having a fireplace and double doors opening into the kitchen. Here, there are a range of oak fronted units, with space for an electric cooker, integrated dishwasher and featuring an oil fired 'AGA'. Windows open to the front and there is a stable door to the side. Finally on the ground floor, and accessed from the hall, is the dining room. This has a window to the side and double doors out onto the patio, it could easily be utilised as a second sitting room.

Onto the first floor landing where there are five bedrooms and a family bathroom. The master bedroom comprises a range of mirror fronted wardrobes, a window to the side and then double doors opening onto a balcony. Ideal for sitting out and taking in the lovely southerly views over the garden, fields and to Glastonbury Tor in the distance. A door also opens into the en-suite bathroom, comprising of a panelled bath and separate shower enclosure. Bedrooms two and three also enjoy a rear facing aspect, with bedrooms four and five at the front, taking rural views towards the Mendip Hills in the distance. Last of all is the family bathroom complete with a panelled bath and shower over, wash hand basin and a WC.





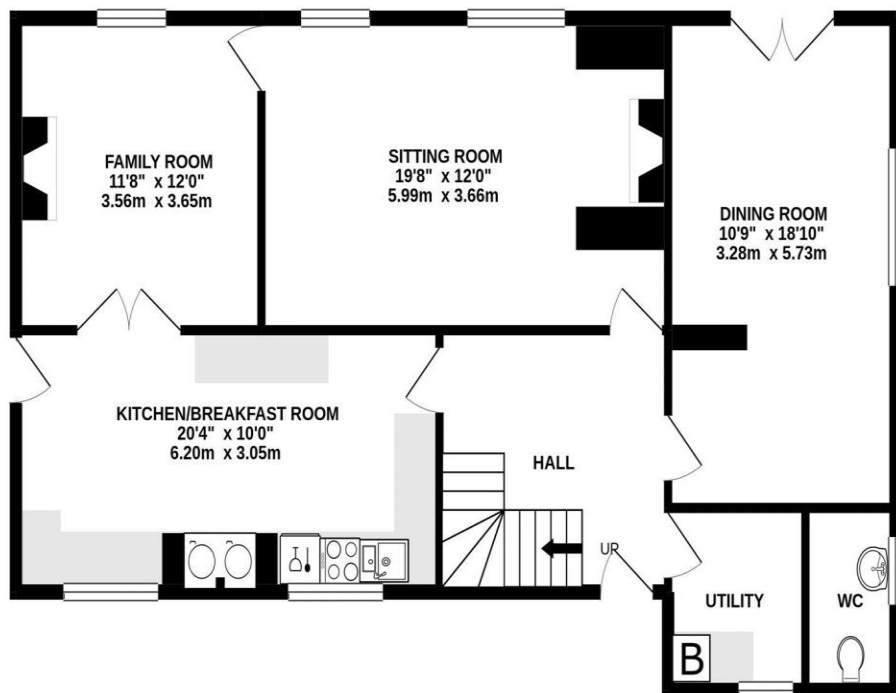
Church Lane leads to the property and a large driveway, with parking available for several vehicles, including a caravan or boat. From here, a gate opens into the garden which in the main is laid to lawn with a rose walk to a pergola, garden shed having power/light supplied and a wide variety of mature trees, shrubs and flower beds including roses, a copper beech, silver birch, an old apple tree and many others. To the far right hand corner, there is also a wooden five bar gate, accessed from the drove at the side. A patio terrace extends from the rear of the house, all of which enjoy a great degree of seclusion and privacy, standing in approx 0.33 acres.



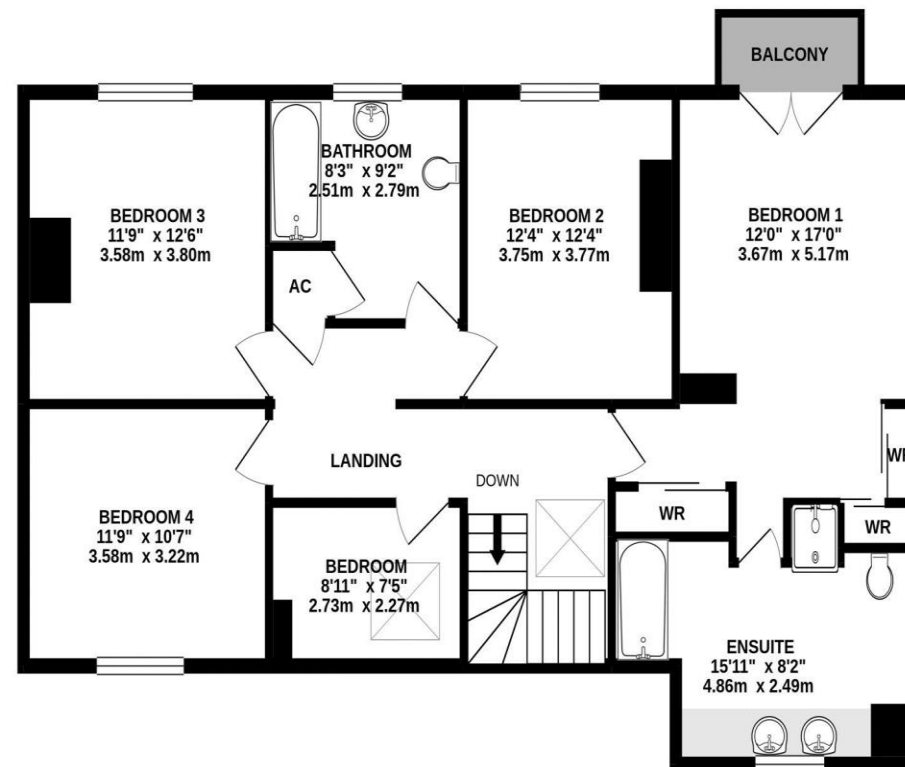
- Detached period former farmhouse, dating back some 300 years and standing in 0.33 acres, affording a peaceful rural location
- There are five good bedrooms and two bathrooms on the first floor
- On the ground floor, sitting room, dining room, snug/study, kitchen, utility and cloakroom
- Ample parking at the side for several vehicles, including a caravan or boat
- Lovely gardens to the rear enjoying a southerly aspect with rural views
- Oil fired central heating and double glazing
- Available with No Onward Chain



GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 1894 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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