





£615,000

To View:

Holland & Odam
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01458 833123
glastonbury@hollandandodam.co.uk



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2



2

Energy
Rating C

Council Tax Band
F



Services

Mains water, electricity and drainage.
Oil fired central heating. For information
regarding broadband and mobile
coverage, go to checker.offcom.org.uk

Local Authority
Somerset Council

Tenure
Freehold



Directions

On entering Glastonbury on the A39 from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the by-pass. Continue straight ahead at the first roundabout and at the next roundabout take the first exit signposted to Meare/Wedmore. Proceed through the village of Meare and into Westhay. Upon entering the village, turn left into Back Lane, whereby Coppard House can be found, set back, on the right hand side..



Location

Westhay is a rural village 5.5. miles from Glastonbury and 4 miles from Wedmore. The village has a pub and garage whilst the neighbouring village of Meare provides a primary school and farm shop. The surrounding Somerset countryside is picturesque and with its many nature reserves is popular with walkers and naturalists. Glastonbury, home of Millfield Junior School (Edgarley), provides an interesting choice of shops, a Morrisons Supermarket and choice of pubs and restaurants. the charming city of Wells is only 11 miles and the town of Street 7 miles. The larger centres of Bath, Bristol and Taunton are 32, 28 and 26 miles, Bristol International Airport is 21 miles and Junction 22 of the M5 motorway is approximately 11 miles.



Description

Immaculately presented throughout and affording an abundance of space and light, this superb detached family home, also enjoys a lovely rural location.

From the spacious entrance hall, with stairs rising to the first floor, access is gained to the principle reception rooms. On the left is a dining room with dual aspect windows and sitting room, complete with a sandstone fireplace and glazed doors opening into the conservatory. Glazed on three sides, with two sets of doors opening onto the garden, this room makes a fine addition to the ground floor receptions. This in turn takes you back into the large family kitchen/breakfast room, enjoying a comprehensive range of wall, base and drawer units, in a modern contemporary 'Shaker' style. There is an integrated microwave oven and dishwasher, with ample space for a range cooker and 'American' style fridge/freezer. A further door continues on into the utility room, where the cloakroom can be found, but also into a study, partly converted from the rear portion of the single garage.

Onto the first floor and the galleried landing, again affording ample space and light. There are five bedrooms and a family bathroom extending from the landing. Bedroom one is fitted with an extensive range of 'Sharps' wardrobes, having a window overlooking the rear garden and a door into the well proportioned en-suite shower room. Bedrooms three and five also enjoy a rear facing aspect, with bed three benefiting from a built in double wardrobe. The guest bedroom is at the front of the house and shares a 'Jack and Jill' door with the family bathroom. This comprises of a white suite including a shower bath, plus a vanity unit with wash hand basin and WC. To complete the first floor bedrooms is number four, also having a fitted wardrobe and window to the front.

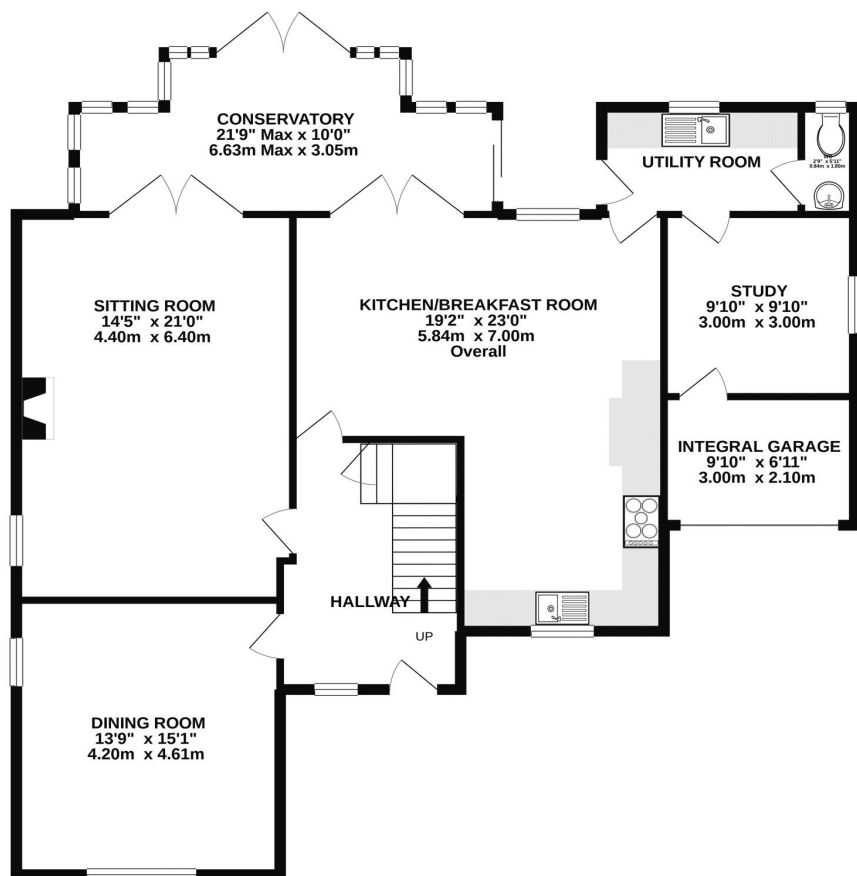


The property is set well back from Back Lane, with a brick paved driveway affording ample parking for several cars up to the partially converted garage. Further potential here to extend the garage or create a car port, subject to planning. A secure side gate leads into the equally well proportioned rear garden. Laid mainly to lawn and enclosed behind timber fencing. A patio extends from the conservatory, opening onto further area of hardstanding currently occupied by a hot tub (which will be included with the sale).

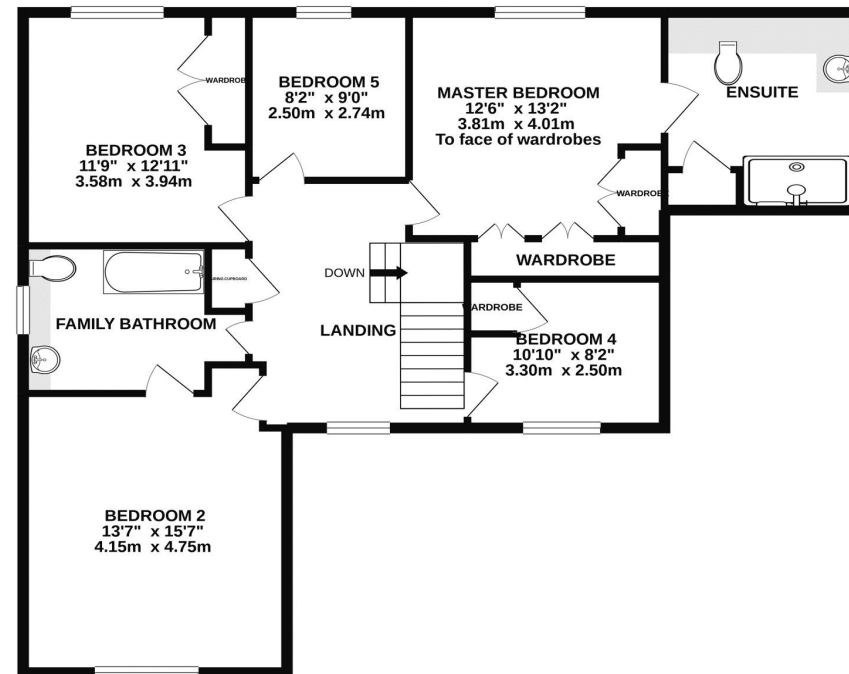
- Superbly presented throughout with five good bedrooms and two bathrooms
- Three reception rooms on the ground floor including a 21ft sitting room and conservatory/garden room
- Large L-shaped kitchen family room, utility, cloakroom and study
- Set back from Back Lane and occupying a generous plot with good rear garden
- Further potential to extend the garage at the side or create a carport (subject to planning)
- Oil fired central heating and double glazing



GROUND FLOOR



1ST FLOOR



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