



Woodlands House

Woodlands House | Havyatt, nr.Glastonbury BA6 8LF

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Woodlands House

Havyatt BA6 8LF



- Imposing detached family house, conveniently situated within close proximity of Millfield Prep school and having far reaching views to the Mendip Hills
- Recent addition of a triple garage with apartment above, making an ideal annexe/holiday let/air BnB
- The main house comprises of five good bedrooms and three bathrooms on the first floor, as well as a converted attic space
- On the ground floor, there is a spacious sitting room with bi-fold doors to the garden, as does the kitchen/family room which is well appointed with a modern range of units
- Also on the ground floor is a study, cloakroom and large walk in airing cupboard
- At the front, there is plenty of parking and turning space to the triple garage
- The lawned rear garden and patio enjoy a good degree of seclusion
- Heating is generated from air source heat pumps, contributing to the economic running of the house



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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. Proceed straight ahead, signposted to Shepton Mallet and continue out of the town. After passing Millfield Prep School on your right, carry on towards the village of West Pennard, until you see our for sale sign on the left hand side.

Location

The property is situated in the hamlet of Havyatt, one mile or so from the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. The A361 enables easy access to Millfield Preparatory School at Edgarley, the senior School in Street and is approximately 9 miles from the Cathedral City of Wells, also renowned for its own private school. Wells is the smallest city in England and offers a vibrant High Street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.25 miles to the north-west. The surrounding towns provide a wide choice of recreational and shopping facilities whilst the larger centres of Bath and Bristol are within an hour's commuting distance.

Description

Fabulous five-bedroom detached house, having two reception rooms and large open plan kitchen/dining/family room. The owners have also recently added a triple garage, with a well appointed annexe apartment over. The house also enjoys underfloor heating on the ground floor and in general to both floors, from the 'Air source heat pump'.

It is situated centrally within its plot having ample parking on the gravel driveway at the front, with secure access to the lawned garden at the rear. Finally, there are stunning far reaching rural views to the rear, across the adjoining fields, to the Mendip Hills beyond.





Accommodation

You enter the property from the open entrance porch, into a wide and welcoming reception hall. Stairs on the right lead to the galleried first floor landing, there is a large walk in airing cupboard and matching doors leading to the principle ground floor rooms. Firstly, the sitting room enjoys plenty of light from the dual aspect, more so from the bank of bi-fold doors to the rear elevation, opening onto the patio. The kitchen/family room follows a similar theme and provides a superb feature to the house, with the bi-fold doors encouraging al-fresco dining in the warmer months. There is a comprehensive range of kitchen units, with integrated appliances and a range cooker. To one side, is a handy walk-in pantry and a door on the right opens to a utility room, with space and plumbing for a washing machine and an upright fridge/freezer.

Returning to the hall, where further doors open to a cloakroom and to the study.

On to the first floor, where you are greeted by a wide open landing, with further handy storage cupboards, a door concealing the stairs rising to the second floor and further doors into the five double bedrooms and the family bathroom. The master bedroom offers space, storage and a stunning view to the Mendip hills from the 'Juliet' balcony. To one side there is a dressing area with built in wardrobes and a well appointed en-suite shower room. The guest bedroom and bedroom five, also have rear facing aspects, taking in the views, with the guest bedroom also benefitting from an en-suite shower room. Bedrooms three and four both have two windows to the front elevation. Last of all on the first floor is the family bathroom, again well appointed with a panelled bath, shower enclosure, WC and wash hand basin.

Stairs then rise to the second floor attic room, running the length of the house, making an ideal hobbies room with stunning elevated rural views.

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Outside

The recent edition of the triple garage and annexe apartment, have given Woodlands House a wonderful added dimension. The apartment is well planned and appointed, having an open plan kitchen/sitting room, with the kitchen also having a range of integrated appliances. The bedroom is a double, with added eaves and cupboard storage space, with a door opening into an en-suite shower room. Beneath, there is a double and a single garage, all with power/light supplied. The driveway is accessed through wooden gates, affords plenty of parking and turning space with the bonus of courtesy lighting. Secure access is gained at the side into the rear garden, with is laid to lawn, having a large patio area extending from the kitchen and sitting room. All of which enjoy a good degree of seclusion.

General Remarks

Guide price

£895,000

Council Tax G

Energy Rating C

Tenure

Freehold

Services

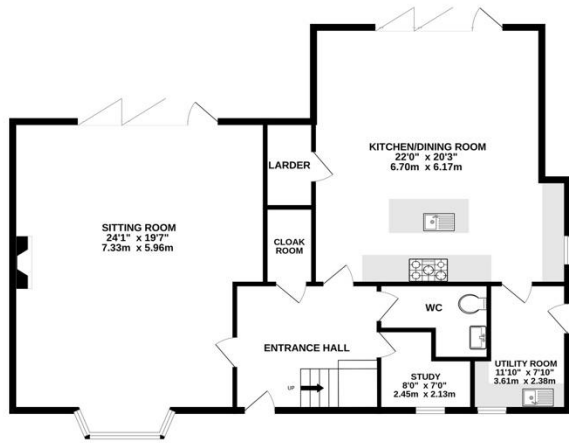
Mains electric, water and drainage. Underfloor heating to the ground floor with all heating supplied by an air source heat pump.

Local Authority

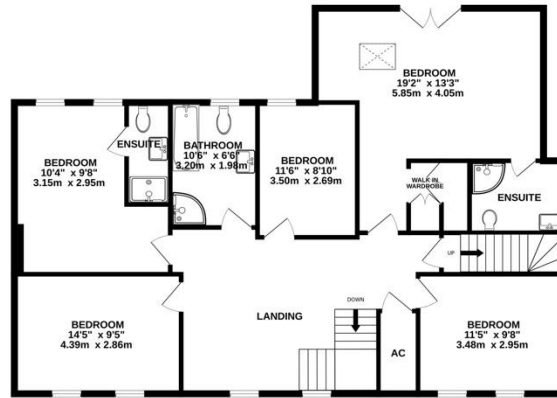
Somerset Council 0300 1232224



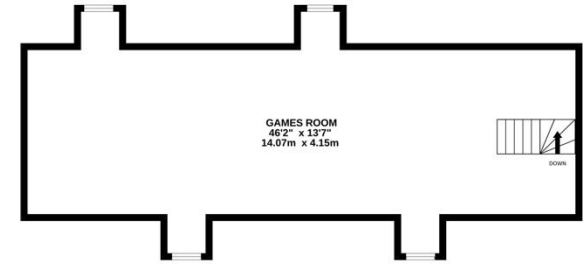
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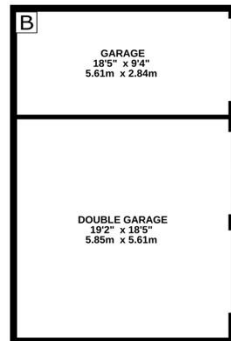
1ST FLOOR



2ND FLOOR

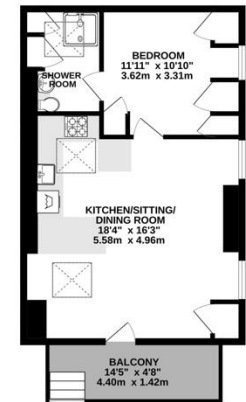


GARAGES



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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ANNEXE



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 The Levels Financial *

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