



£365,000

*At a glance...*



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**holland  
& odam**

Patchwork Cottage  
West Pennard  
Somerset  
BA6 8NL

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



## Directions

From Glastonbury follow the A361 towards Shepton Mallet and continue for just over three miles to West Pennard. Turn right into Newtown Lane where the property can be found immediately on the left-hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas/Electric central heating system.

## Local Authority

Mendip District Council  
0300 3038588  
[mendip.gov.uk](http://mendip.gov.uk)

## Tenure

Freehold/Leasehold  
Estate/Management Charges £000  
Length of Lease xxx  
Service/Maintenance Charges £000  
Ground Rent £000



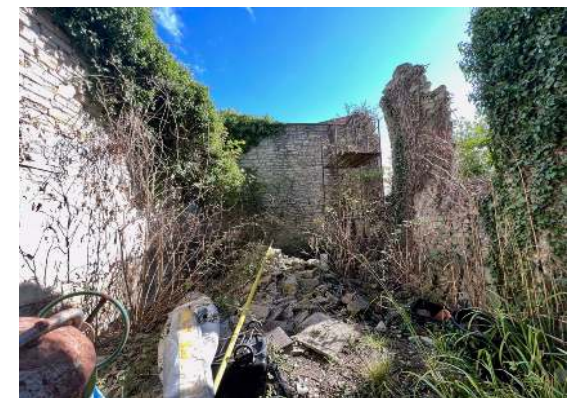
## Location

West Pennard is a charming village situated in gently undulating countryside four miles to the east of Glastonbury. The village benefits from the beautiful parish Church of St Nicholas, popular village primary school, public house and village hall. 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. 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.

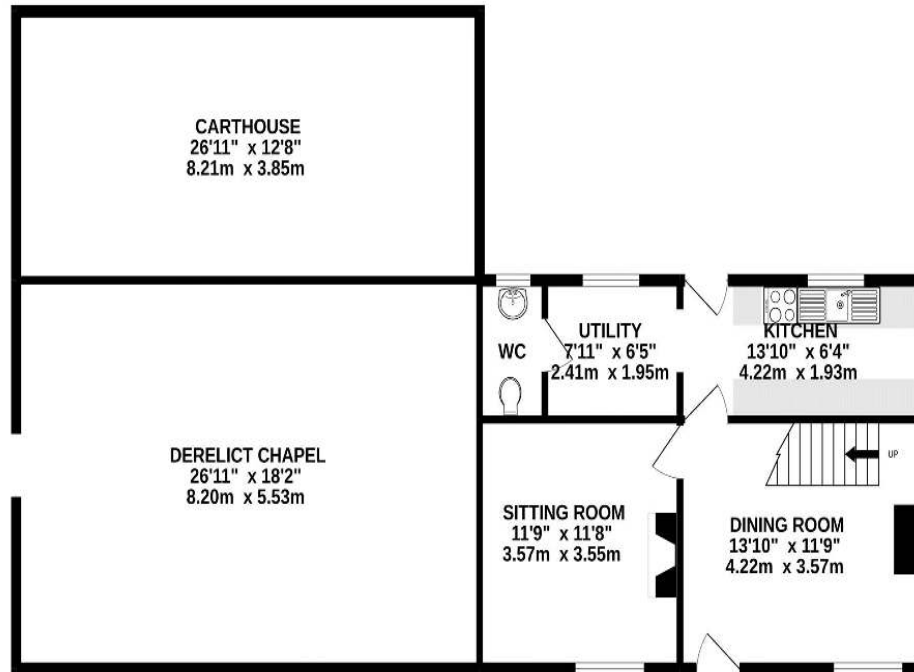
## Insight

This unique period three bedroom cottage, benefits from an adjoining former Wesleyan chapel and cart house, that although currently stands in a state of disrepair, provides plenty of potential (subject to planning), to be re-built and converted into living accommodation for the cottage, holiday let, or further ancillary use. The existing cottage also has two reception rooms, a kitchen, utility and bathroom. Ample off road parking and a good enclosed rear garden.

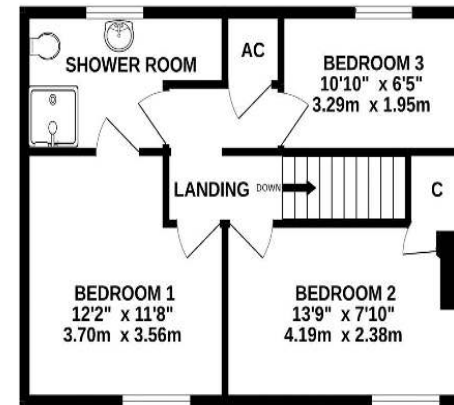
- 🏡 Patchwork Cottage, which is available with no onward chain, also benefits from an adjoining former Wesleyan chapel, believed to date back to the mid 1800's
- 🏡 Main cottage, presented in good order throughout and comprises three good bedrooms, with a 'Jack and Jill' bathroom on the first floor
- 🏡 On the ground floor there is a sitting room and dining room, with a modern kitchen at the rear, utility and cloakroom
- 🏡 At the front, the garden is enclosed, with plenty of space at the side for off road parking
- 🏡 At the rear, there is a large enclosed garden (enjoying a good degree of seclusion), laid mainly to lawn, also having a gravelled seating area extending from the cottage
- 🏡 Access can also be made here into the cart house, which adjoins the chapel
- 🏡 The chapel is currently in a state of disrepair and requires re-building, but with plenty of potential for additional accommodation in various way (subject to planning consents)



GROUND FLOOR  
1290 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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