





£520,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

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



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Energy Rating D

Council Tax Band E



Services

Mains gas, electricity, water and drainage are connected. Gas central heating system. For information regarding broadband and mobile coverage, go to [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

Tenure

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the main roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn right into Hill Head where the property will be found on the left hand side.

## Description

This individual detached house has been made available to the market for the first time since it was built approximately 40 years ago, affording an elevated location taking views of the Mendip hills in the north, Glastonbury Tor to the east and Butleigh moor in the south. The spacious family detached house also enjoys four good bedrooms, family bathroom, kitchen/breakfast room, two receptions rooms, a double carport and garden room. 21 Hill Head is available with No Onward Chain.

From the enclosed front entrance porch, a door opens into the reception hall, where the stairs rise to the first floor landing. Here, there is a coats cupboard on the right with doors leading to the utility room, cloakroom, sitting room and kitchen. The kitchen/breakfast room comprises a comprehensive range of wall, base and drawer units, a corner pantry unit, with space and plumbing for a cooker and upright fridge freezer.

A door then opens into the dining room with patio doors out onto the garden and a picture window affords a lovely view of Glastonbury Tor. From here, there is an opening to the sitting room complete with a Minster stone open fireplace, further patio doors also lead out onto the rear terrace and garden.

On the first floor there is an airing cupboard, plus an additional store cupboard and matching doors leading to the four bedrooms and family bathroom. Bedrooms one and two, both have fitted wardrobes and vanity units with inset wash hand basins, also stunning southerly views, with bedroom two taking in a view towards Glastonbury Tor. Bedrooms three and four both enjoy views to Glastonbury Tor, bedroom three also with a front facing aspect over the town and to Glastonbury Abbey. Finally, the family bathroom comprises a panel bath with shower over, wash handbasin and WC.

## Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, supermarkets, restaurants, public houses and health centres. The Cathedral City of Wells is 6.5 miles whilst Street is 2 miles and also offers good facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at Junction 23, some 14 miles distant whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





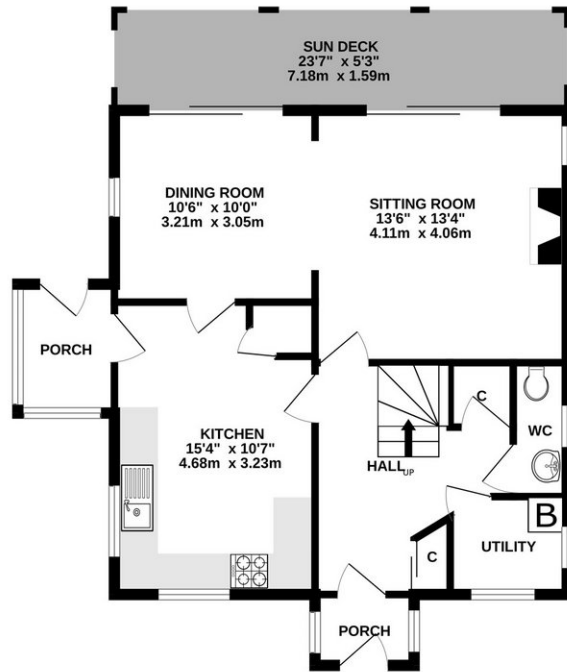
Outside, the property is approached through secure metal gates onto a driveway with parking for several vehicles up to the double open carport. Adjoining here is a garden room, glazed in three sizes with power and light supplied. Extending from the rear of the house is an open veranda and patio terrace, taking full advantage of the sunny aspect and southerly views. The garden here enjoys a delightful array of flowering shrubs and plants extending to the lawn, which all enjoy a great degree of seclusion and privacy, being screened by mature trees and hedge row. To the side there is a timber garden shed and gated access to the front garden.



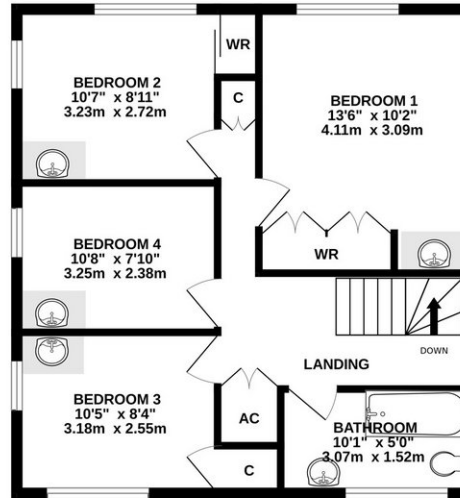
- Individual detached family house, affording fabulous views across the town, its landmarks and the rural landscape in the south
- On the ground floor, there is a kitchen/breakfast room, dining room, sitting room, utility and cloakroom, all leading off the entrance hall
- Off of the first floor landing, there are four good bedrooms all enjoying wonderful far reaching views, including Glastonbury Tor, and a family bathroom
- To the front, the property is accessed via double gates onto a driveway with plenty of parking up to the double carport
- Adjoining here is a garden room, with power/light supplied and offering plenty of further potential uses as a studio, treatment room or study
- The gardens lay mainly to the side and rear, all taking in the aforementioned views, enjoying a great degree of seclusion and a wide variety of attractive plants and shrubs



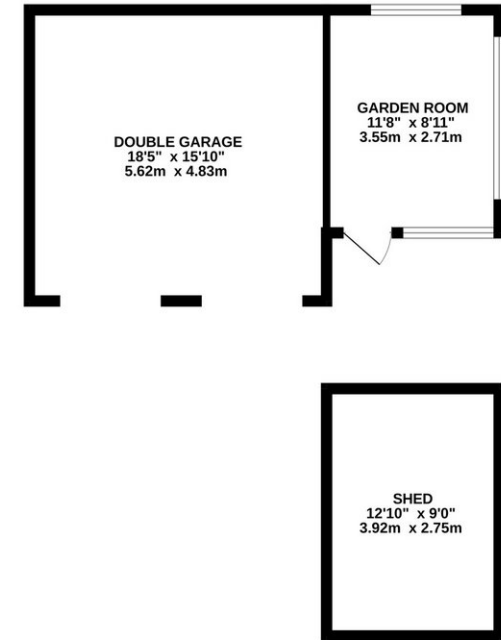
GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



OUTBUILDINGS  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 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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