





Guide Price £700,000

To View:

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



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Energy
Rating

D

Council Tax Band E



Services
Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From the A303 take the exit at Podimore onto the A37 signposted to Shepton Mallet, Bristol and Bath. After approximately 3 miles turn left onto Common Lane and then right onto Queen Street. At the junction with High Street (B3153) turn left and after around 0.5 miles turn right onto Barton Road. Follow the road for around 1.5 miles and you will arrive at Hill Farm, TA11 6DA where the property is situated on the right-hand side.

Description

Hill Farm enjoys a stunning rural location with far-reaching views. This updated period detached house, comprises an entrance hall with wooden floors throughout, drawing room with fireplace and wood stove, patio doors to terrace and garden, farmhouse kitchen with AGA, utility room, second sitting room with fireplace, study and snug, four double bedrooms (master en-suite), family bathroom with shower.

Nestled in a stunning rural location with breathtaking far-reaching views, this updated and extended period detached house offers an idyllic country lifestyle. The entrance hall, featuring a wooden floor that seamlessly flows through the ground floor reception rooms, welcomes you into the heart of the home. The drawing room is a spacious retreat, boasting a feature fireplace with a wood-burning stove, and fully glazed patio doors that open to the rear terrace and garden, perfect for soaking in the tranquil surroundings. The farmhouse kitchen/family room, equipped with a range of units, an oil-fired AGA, and space for an electric cooker and upright fridge/freezer, is complemented by an adjacent utility room. The second sitting room, with its own feature fireplace, provides additional living space, while the study and adjoining snug offer versatile areas for work and relaxation.

The upper floor accommodates four double bedrooms, with the master bedroom being en-suite and along with bedroom four, enjoying far-reaching rural views that promise a serene start to every day. Bedroom two has a side facing aspect plus a built-in wardrobe, whilst bedroom three has a window to the front. The family bathroom is well-appointed with a shower enclosure, WC, and wash hand basin, ensuring convenience for all residents. This charming home combines period features with modern updates, providing a perfect blend of character and comfort in a picturesque rural setting.

Location

Barton St David is a popular village situated to the south east of Street and Glastonbury between the villages of Butleigh and Keinton Mandeville which each offer village stores and excellent primary schools. Barton St David has a pub, church, play fields and a village hall which offers sports clubs/groups and a Pre-School. The historic town of Glastonbury and the thriving centre of Street offer excellent shopping facilities, restaurants, sporting and recreational facilities. The surrounding centres of Street (Millfield School), Glastonbury (Millfield Preparatory School), Somerton, Yeovil and Castle Cary (Railway Station) provide a choice of shopping centres and are 6.5, 7, 5, 14 and 7.5 miles distant respectively. The cities of Bristol and Bath are 32 and 33 miles distant.





At the front, there is with ample parking on a newly laid gravel driveway. The sweeping lawns, adorned with lush, well-stocked shrub beds, extend from the side to the rear. Enjoy the expansive large patio terrace that captures sunlight and offers stunning views over the garden, fields, and distant hills. Set in approximately 0.33 acres of well maintained gardens, with an additional adjoining acre available through separate negotiation. This home combines convenience with picturesque outdoor living.

- Nestled in a stunning rural location, this detached period house offers breathtaking far-reaching views, providing a serene and picturesque setting. Hill Farm stands in approximately 0.33 acres of established lawn and gardens, with a further adjoining one acre available via separate negotiation

- Recently updated and extended, the home features an inviting entrance hall with wooden floors extending through the ground floor reception rooms, enhancing its charm.

- The drawing room boasts a beautiful feature fireplace with a wood-burning stove, complemented by fully glazed patio doors leading to the rear terrace and garden.

- The farmhouse kitchen is equipped with a range of units, an oil-fired Aga, space for an electric cooker, and an upright fridge/freezer, with a convenient utility room off the kitchen.

- A second sitting room with a feature fireplace, a study, and an adjoining snug provide ample living space, perfect for relaxation or entertaining guests.

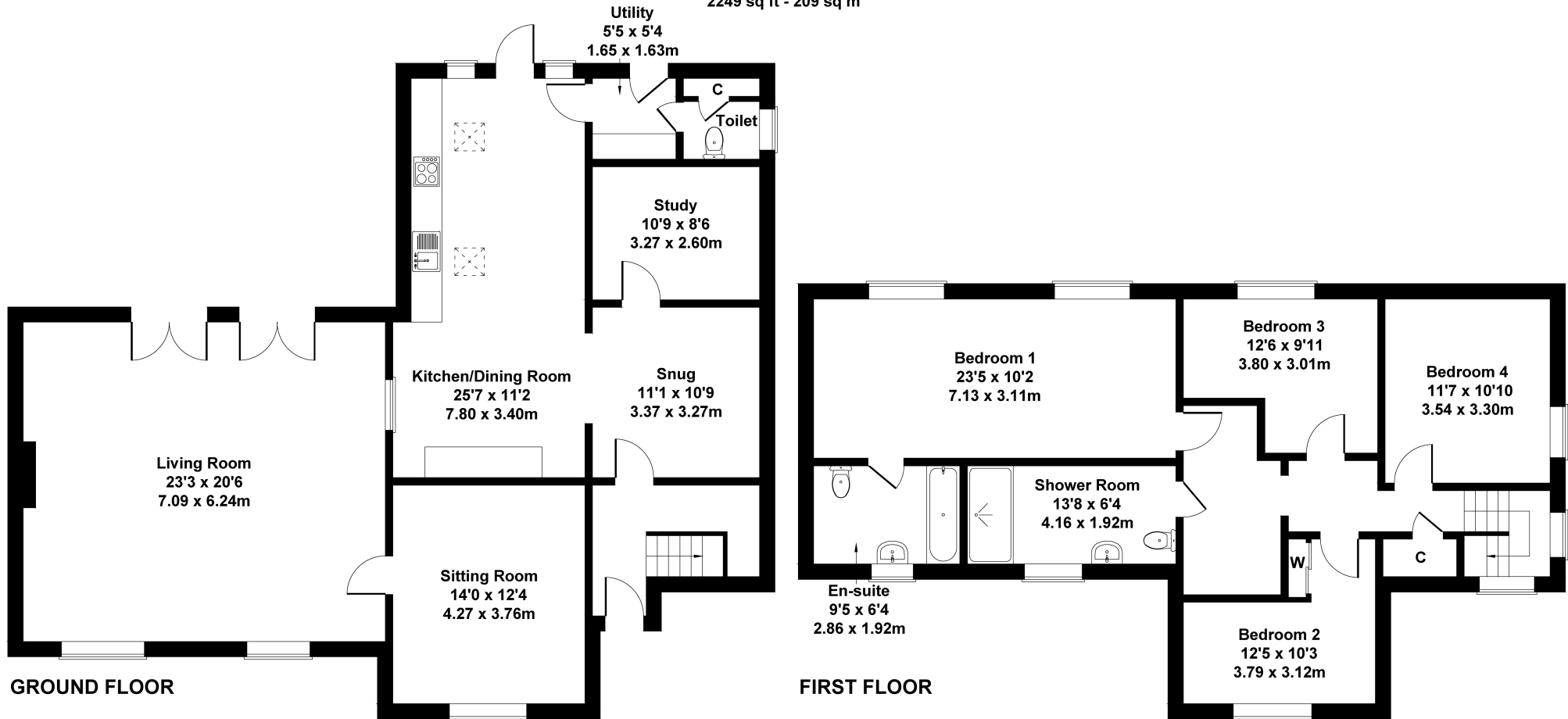
- The property includes four double bedrooms, with the master bedroom featuring an en-suite bathroom. Both the master bedroom and bedroom four offer stunning rural views.

- The family bathroom is complete with a shower enclosure, WC, and wash hand basin



Hill Farm, Barton St David

Approximate Gross Internal Area
2249 sq ft - 209 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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