







£575,000

## To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

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



3



2



3

Energy  
Rating

D

Council Tax Band

F



## Services

Mains electricity, water and drainage are connected. LPG fired central heating system. Photovoltaic tiles belong to the property. For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

## Local Authority

Somerset Council

03001232224

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

## Tenure

Freehold



## 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 driveway for the property can be found, almost immediately on the right hand side.

## Description

This spacious detached bungalow has been lovingly updated and extended, but significantly, has also undergone a transformation outside, with the gardens being beautifully landscaped and the addition of a wonderful sun terrace leading down to a large glass house. The property boasts two formal reception rooms, to accompany the kitchen, three double bedrooms, two bathrooms and garden room. The property stands in approximately 0.50 acres, enjoying delightful sunny and secluded aspects.

The property opens into an entrance hall, running the length of the property and leading to the sitting room, family bathroom, kitchen, three bedrooms and garden room. The sitting room has a window to the front, wood panel wall and an opening into the recently added dining room. Plenty of natural light is gained from the roof lantern and double doors open to a secluded side patio.

Continuing on down the hall, there is a kitchen on the left, benefiting from an updated range of units, including an integrated double oven and gas hob, with space for a dishwasher, fridge and freezer. Next is the master bedroom, having a range of fitted bedroom furniture, a window to the side and a door into an also updated, en-suite shower room, complete with a walk in shower enclosure. Bedrooms two and three, both being well proportioned, offer side facing windows. At the end of the hall, a door opens into the renovated garden room with windows and doors taking full advantage of the stunning patio terrace and gardens. Off to one side is the utility room and completing the accommodation, there is a family bathroom.

## 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.







The property is entered from Newtown, through wooden gates and a driveway extending passed a garden area comprising of lawn and shrub beds, to the front of the house, where ample parking and turning space can be found. The gardens are a picture, with sweeping lawns leading you from the front, around the side and to a wonderful sunny aspect at the rear. They are interspersed with stunning flower and shrub beds, but the outstanding feature is the terrace, which has replaced the former outdoor swimming pool, ideal for the al-fresco lifestyle and includes a large glass house at the foot. Furthermore, there are well established vegetable and fruit beds, plus some very handy garden sheds and the former garage for additional storage.

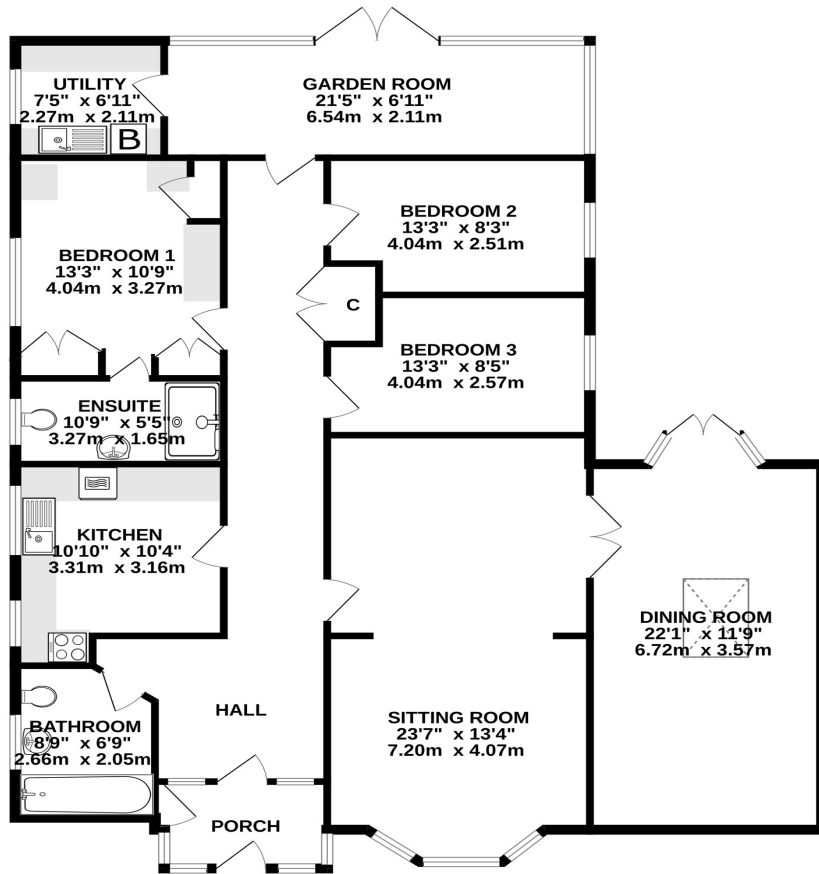




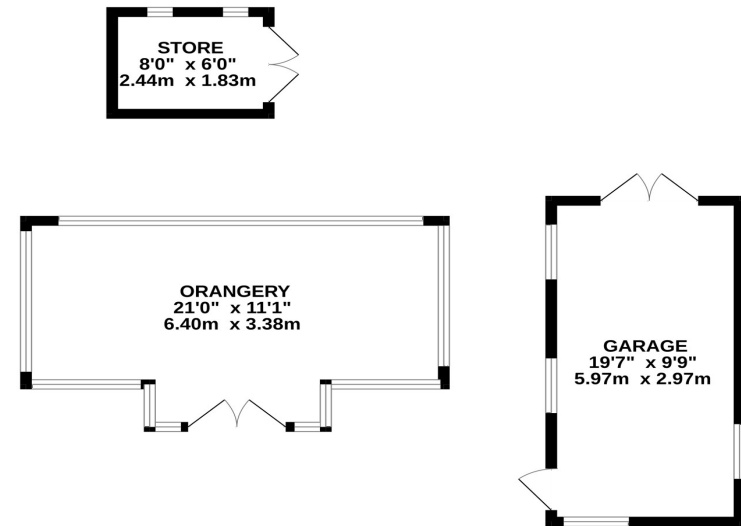
- Extended and significantly updated detached bungalow, enjoying stunning garden and standing in a plot measuring approximately 0.50 acres
- To accompany the large formal sitting room, a dining room has been added to the side, having doors to a secluded patio
- The kitchen has been updated to include a modern range of units and integrated appliances
- There are three good bedrooms, including the master bedroom with fitted bedroom furniture and an updated en-suite with walk-in shower enclosure
- Adjoining the rear of the house, the garden room also benefits from being renovated and taking in a wonderful view over the gardens and patio terrace
- The gardens have been beautifully landscaped, designed, along with rear patio, to take full advantage of the wonderful sunny aspects



GROUND FLOOR  
1664 sq.ft. (154.6 sq.m.) approx.



OUTBUILDINGS  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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.  
Made with Metropix ©2024

**RESIDENTIAL LETTINGS :** Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

**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. \*

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 :** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.

**DATA PROTECTION :** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.