



£250,000

*At a glance...*



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TBC

**holland  
& odam**

The Gate Barn  
Piltown  
West Pennard  
Glastonbury  
Somerset  
BA6 8NQ

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

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





## Directions

From Glastonbury take the A361 towards Shepton Mallet. Proceed for approximately 4 miles and enter the village of West Pennard. Pass The Lion Inn on the left and The Gate Barn will be found on the right after a further half of a mile, as indicated by our for sale sign.

## Services

Mains electricity, water and drainage are connected. Electric heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





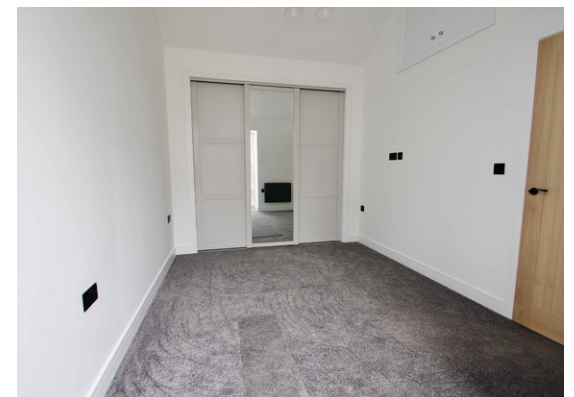
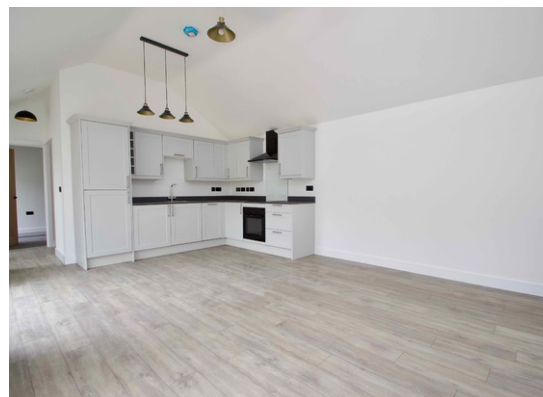
## Location

The Gate Barn is situated on the A361 on the outskirts of the village of West Pennard which has local amenities including Primary School, Parish Church and local Inn. The historic town of Glastonbury, famous for its Tor and Abbey Ruins, is some 4 miles and offers a good range of shops, banks, cafes, Inns, supermarkets and health centres. The thriving centre of Street is approximately 6 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is approximately 18 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

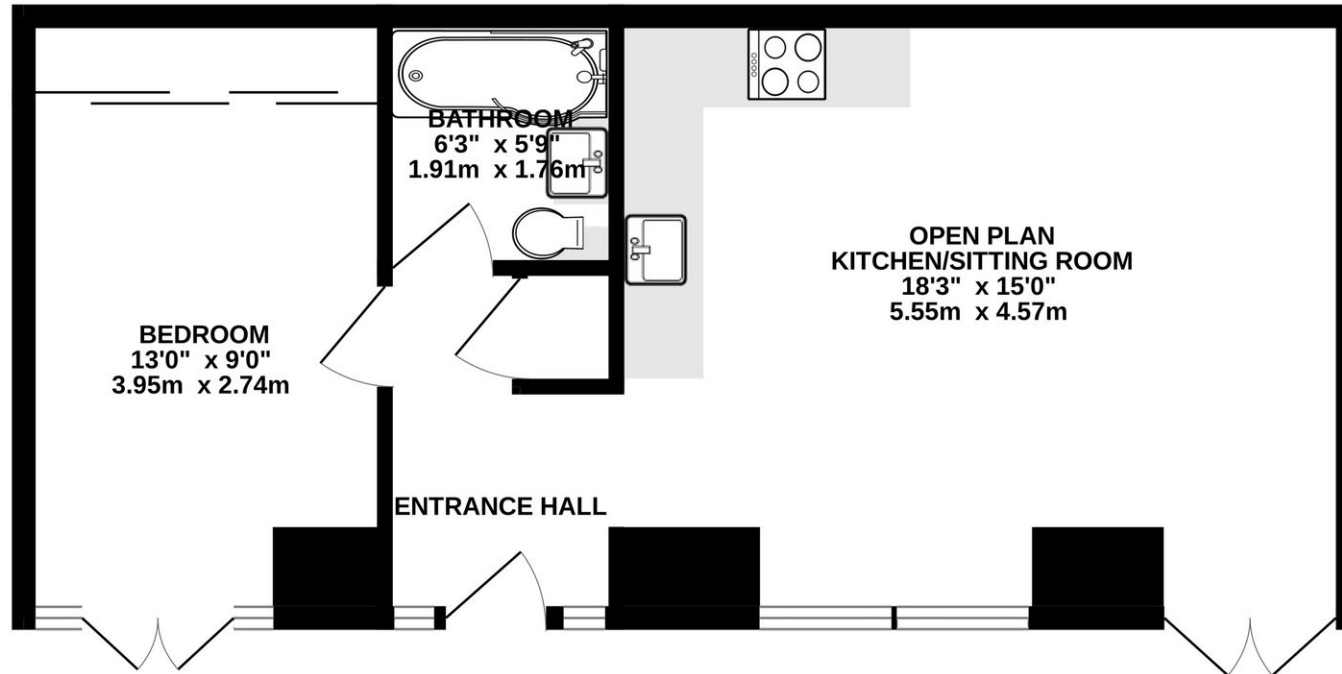
## Insight

Stylishly finished barn conversion, forming part of a small development, situated between West Pennard and Pilton, ideal for Glastonbury Festival. Making a superb base, investment or pied-a-terre, the barn has been created to offer a light and an open plan living space. The kitchen/sitting room has a full height ceiling, with a modern range of units, windows and doors to the front courtyard. There is also a well appointed bathroom, and double bedroom with fitted wardrobes, also having doors to the front. Finally, the barn benefits from off road for three-four vehicles.

- Stylishly finished barn conversion in a small development between West Pennard and Pilton, perfect for Glastonbury Festival.
- Ideal as a base, investment, or pied-à-terre, offering a light, open-plan living space.
- Kitchen/sitting room features a full-height ceiling, modern units with integrated oven, induction hob, fridge/freezer and dishwasher
- The sitting area also enjoys a feature electric fireplace and doors leading to the front courtyard
- Well-appointed bathroom and double bedroom with fitted wardrobes and doors to the courtyard.
- The Gate Barn benefits from off-road parking for three to four vehicles.
- All designed to blend modern comforts with a rural setting and the character of a barn conversion



GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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