





£1,600,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy Rating B

Council Tax Band F



Services

Mains electricity, and water are connected. Oil fired central heating system, with underfloor heating to the ground floor. Solar panels fitted to both the main house and the annex. Septic tank, Cesspool and Sewerage treatment plant

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury take the A361 towards Shepton Mallet and after approximately 3 miles turn right into Newtown Lane. Continue, passing Church Lane on the left, then take the next left into Southtown Lane. Follow the road around to the right, whereby, Old Orchard House will be found along on the left hand side.

Description

Old Orchard House is a stunning eight-bedroom eco-friendly family home set in the desirable area of Southtown, West Pennard, with breathtaking views of Glastonbury Tor and the Somerset countryside. Built in 2015, this contemporary property spans 4,700 sq. ft. and features luxurious living spaces, including a spacious kitchen, multiple reception rooms, and six elegant bedrooms. A self-contained two-bedroom annex with a private entrance offers flexibility for guest accommodation or rental income. The beautifully landscaped grounds include a paddock, stone terrace, and space for gardening, with additional outdoor features like a pine-clad double garage and a secluded seating area. The property offers a perfect blend of modern design, comfort, and eco-conscious living within a peaceful countryside setting.

Upon entering through the private gated driveway, you are welcomed by an inviting hallway that leads to a spacious and elegantly designed kitchen/breakfast room, complete with high-end integrated appliances and a superb black limestone floor that extends to a comfortable seating area. The ground floor also includes a dining room, study, and sitting room, all with access to the rear terrace, and benefits from underfloor heating throughout. The first floor offers five beautifully appointed bedrooms, including a remarkable principal suite with built-in wardrobes and three additional en-suite bedrooms, each boasting high-end fixtures and fittings.

Additionally, Old Orchard House features a self-contained two-bedroom annex with its own private entrance and driveway. The annex includes a bright and airy living area, kitchenette, and two en-suite bedrooms, making it perfect for multi-generational living, guest accommodation, or as a lucrative rental property. The annex also has its own private terrace with a hot tub, providing an ideal space for relaxation and enjoyment of the beautiful surroundings.

Location

Surrounded by open countryside, West Pennard is an attractive village with plenty of history and one which has an active community with the village hall at the centre of village life. The bordering picturesque location provides the backdrop for a variety of outdoor pursuits. The village sits in a convenient location neighbouring a number of charming towns and villages with the bustling market town of Street within an easy 10-minute reach. World famous Glastonbury is just 4 miles away whilst the cities of Bath and Bristol are easily accessed via the A37.

Close too is the wonderful town of Castle Cary with its mainline train service into London in under an hour and a half. West Pennard is well connected for some of the nation's most prestigious schools; Millfield, Hazelgrove, Bruton, Kings and Sherborne, to name but a few, are all within close proximity. The village itself boasts a charming primary school with small class sizes and lovely outdoor space, close to the village church.





Nestled within beautifully landscaped grounds, this property boasts an array of stunning outdoor features that enhance its charm and appeal. At the rear, an expansive stone terrace extends along the length of the house, seamlessly blending into the manicured lawns that stretch toward the boundary, creating a sense of open space and tranquillity. A post-and-rail fence encircles a paddock interspersed with a variety of young saplings and elegant silver birch trees.

For those with a green thumb, a poly tunnel and raised beds offer the perfect opportunity for cultivating your own home grown vegetables. The front of the house commands magnificent views of Glastonbury Tor, providing a breathtaking backdrop for sunsets, making the garden an exceptional place to unwind and enjoy the outdoors. Mature laurel hedging ensures privacy and creates a natural screen from the road.

The property also includes a double garage, beautifully clad in pine, with an additional storage room and wood store. Adjacent to the garage, a secluded seating area is ideal for alfresco dining. Two additional sheds are found on the grounds: one is currently set up as a workshop with a cosy wood-burning stove, while the other provides extra storage.



- Magnificent 8-bed family home set within its own land, offering stunning Southerly views of Glastonbury Tor and Somerset countryside from its desirable Southtown location.

- Contemporary eco-friendly design built in 2015 with NHBC guarantee, featuring solar panels, storage batteries, and integrated heat control for ultimate energy efficiency. Luxury 4700 sq. ft. accommodation includes a spacious kitchen/breakfast room with high-end appliances, granite island, and double doors opening to a rear terrace.

- First floor boasts a principal bedroom with en-suite and views, plus five further bedrooms, three with en-suites, and a family bathroom with premium fixtures.

- Self-contained 2-bed annex with private driveway, ideal for multi-generational living or guest accommodation; currently used as a successful Airbnb.

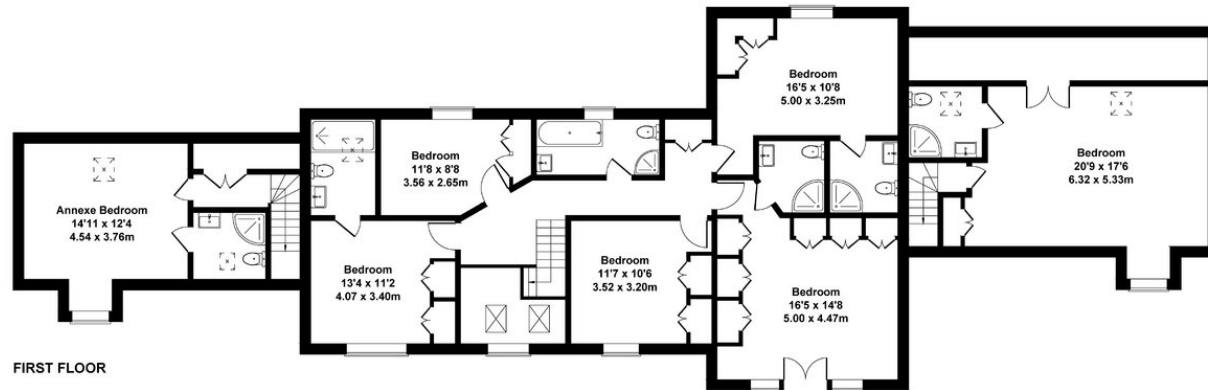
- Expansive grounds feature ample parking, multiple reception rooms with terrace access, underfloor heating throughout, and a charming wood burning stove in the sitting room.

- The landscape gardens and terracing extend to approximately 2.20 acres, taking quite stunning, elevated views, over the adjoining rural landscape, across to Glastonbury Tor in the distance. There is a double garage and workshop, plus ample parking both for the main house and the annexe, which also enjoys a secluded rear garden, including a covered hot tub

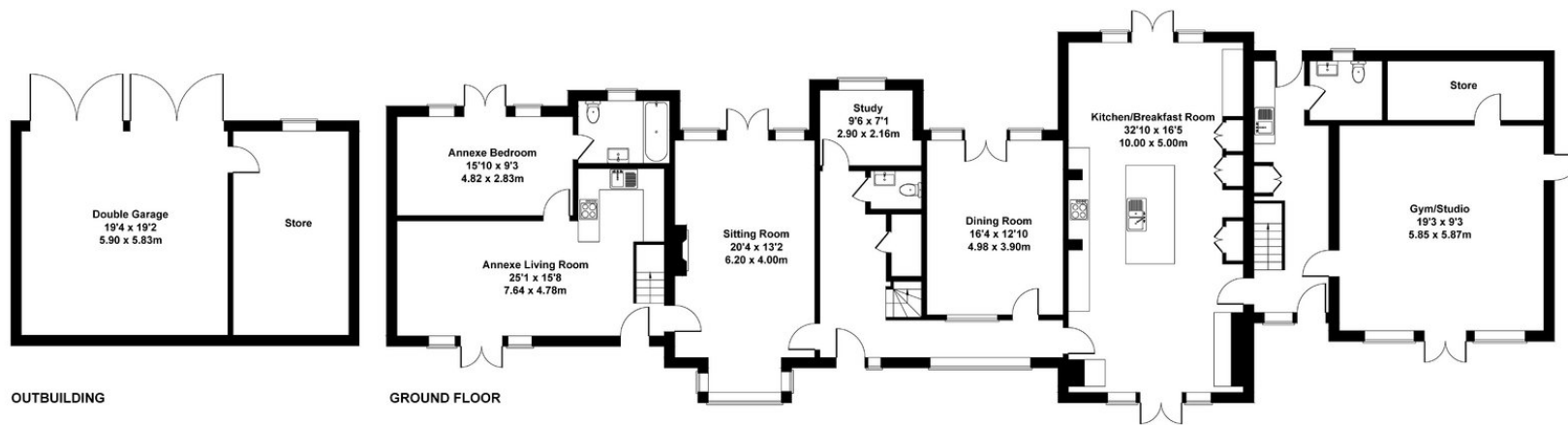


Old Orchard House

Approximate Gross Internal Area
 Main House - 3896 sq ft - 361 sq m
 Annexe - 850 sq ft - 79 sq m
 Garage - 592 sq ft - 55 sq m
 Total - 5328 sq ft - 495 sq m



FIRST FLOOR



OUTBUILDING

GROUND FLOOR

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

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