





£300,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

E

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury/A361 follow the signs to Baltonsborough. At the centre of the village turn right (opposite The Greyhound Pub) into Church Lane, 1 The Cross will be found after a short distance on the right hand side. From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (opposite The Greyhound Pub) into Church Lane, the property will be found after a short distance on the right hand side.

Description

This charming property features a welcoming hallway, dual-aspect reception room with a Villager multi-fuel burner, and a well-presented kitchen with a breakfast bar and ample storage. Upstairs offers three bedrooms, a modern bathroom with a rain shower, and loft access. The low-maintenance rear garden includes a courtyard-style patio, pergola, and log store, with gated access to a shared driveway and single garage. Perfect for entertaining and practical living.

The property is accessed primarily from the front, with a side gate leading to the rear garden. The front entrance features a storm porch, outside light, and a composite door opening into a welcoming hallway with stairs to the first floor and a storage cupboard beneath. The ground floor includes a dual-aspect reception room with front-facing windows, rear French doors to the garden, and a stone fireplace with a Villager multi-fuel burner. The room accommodates defined living and dining areas, with space for furniture and entertaining. The adjoining kitchen is well-presented, featuring a rear window, stable-style door, ample storage, a breakfast bar, and a range of fitted units with wooden worktops, a ceramic sink, and space for appliances.

Upstairs, the landing offers loft access and leads to a modern bathroom with a skylight, heated towel rail, and a white suite, including a P-shaped bath with a rain-style shower. There are three bedrooms: a cosy single with space for a cabin bed or wardrobe and two spacious doubles, one with a fitted wardrobe. The layout offers a practical and stylish living space.

Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, village shop, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.





The rear garden can be accessed from either the kitchen or the dining area's double doors, opening onto a low-maintenance, courtyard-style patio, perfect for entertaining. Fully enclosed by wood panel fencing, it features a log store, a garden seat with a pergola, and the oil tank located at the side. A gate leads to the shared driveway at the rear, providing access to the single garage, which includes an up-and-over door and a pitched roof, offering additional storage potential.

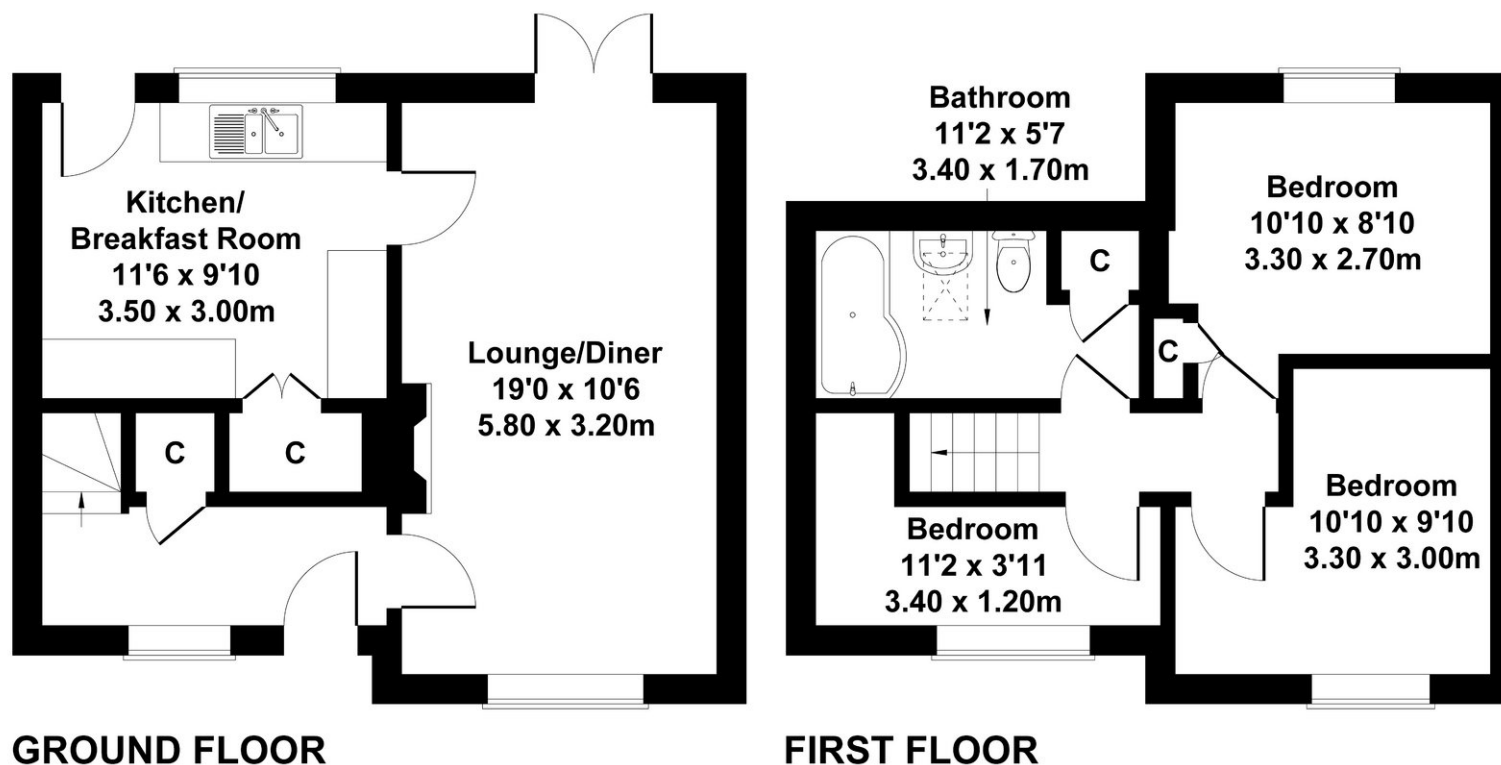


- Front entrance features a storm porch, outside light, and a composite door opening to a hallway with stairs and under-stair storage.
- Spacious dual-aspect reception room with a stone fireplace, Villager multi-fuel burner, and doors to the rear garden.
- Defined living and dining areas in the reception room provide ample space for furniture and entertaining.
- Well-presented kitchen with fitted units, wooden worktops, breakfast bar, ceramic sink, and space for appliances, plus a stable-style door to the garden.
- First-floor landing with loft access leads to a modern bathroom with a skylight, heated towel rail, and a P-shaped bath with a rain-style shower.
- Three bedrooms: a cosy single, and two generous doubles, one with a fitted wardrobe, offering practical and stylish accommodation.
- Low-maintenance rear garden with patio, ideal for entertaining, enclosed by fencing, and featuring a log store, garden seat, and pergola.
- Rear access to a shared driveway leading to a single garage with an up-and-over door and pitched roof for extra storage.



1 Church Lane

Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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