







£435,000

## To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

E

Council Tax Band E



## Services

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

## Local Authority

Somerset Council

03001232224

somerset.gov.uk

## Tenure

Freehold



## Directions

From Glastonbury/Street take the Butleigh Road and continue on this road through the village. On reaching the 'T' junction at the top of the hill, turn left and proceed past Kingweston Playing Fields on the left to the staggered crossroads. Turn right and then immediately left to Charlton Mackrell and continue through the village, under the railway arch and follow the road around the right hand bend taking the next turning on the left signposted Charlton Adam.

## Description

This beautifully appointed barn conversion has been recently improved with double glazing, a newly installed kitchen with integrated appliances, and a luxurious bathroom with a walk-in shower. The home retains its charming barn features, including beamed ceilings, an exposed stone chimney breast, and a striking galleried landing. The ground floor offers a spacious sitting room, dining room, and well-equipped kitchen, with three double bedrooms and a family bathroom on the first floor. Outside, the property features a south-facing enclosed patio, a well-maintained garden, and a block-paved parking area with a garage. Set within a peaceful collection of barn conversions, it enjoys a private setting with easy access throughout.

Entering through the front elevation, you are welcomed into a stunning reception hall with floor-to-ceiling glazed windows and an attractive staircase leading to a galleried landing. From here, matching doors open into the sitting room, dining room/rear hall, and a useful cloakroom. The sitting room is a delightful space with beamed ceilings, an exposed stone chimney breast, and a lovely outlook over the garden. A wood burning stove occupies the fireplace. The dining room/hall, with full-height glazing, flows seamlessly into the kitchen through an archway, creating a bright and inviting space. A stable door opens onto the rear terrace, adding to its charm. The kitchen is fitted with a comprehensive range of newly installed (Nov 24), wall, and drawer units, ample quartz worktop space. Built-in appliances include a AEG induction hob, NEFF oven, Bosch washing machine and dishwasher.

Upstairs, the first floor features three well-proportioned double bedrooms, all benefiting from built-in wardrobes. These are serviced by a superbly appointed bathroom (Nov 24), complete with a walk in shower enclosure. The galleried landing enhances the light and airy feel of the space, offering an airing cupboard and access to the roof space. This beautifully maintained home combines character with modern comfort, making it an ideal countryside retreat.

## Location

The property is situated in the village of Charlton Adam which together with its sister village of Charlton Mackrell has local amenities including Inn, Parish Church and Primary School. More comprehensive facilities can be found in the ancient town of Somerton whilst the thriving centre of Street is approximately 7 miles and offers both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. The nearest mainline station at Castle Cary (London Paddington) is 8 miles and access to the A303 at Podimore is 2.5 miles.







Barn One is part of a charming collection of barn conversions, offering a peaceful and private setting. The property is accessed via a shared driveway at the rear, leading to a block-paved parking area and garage, which is fitted with a wide wooden door, power, and lighting. The garage also houses the oil-fired boiler and features spacious boarded roof storage, presenting potential for extension, subject to planning permission and building regulations. An attractive natural stone wall defines the boundary, adding to the character of the property. The rear of the barn enjoys a south-facing enclosed patio, providing the perfect space for al fresco dining. A private pedestrian pathway at the front leads to a beautifully maintained garden, primarily laid to lawn with well-established shrub borders. A pathway extends from the entrance door, wrapping around the barn to the rear garden, parking area, and driveway, ensuring ease of access throughout the property.

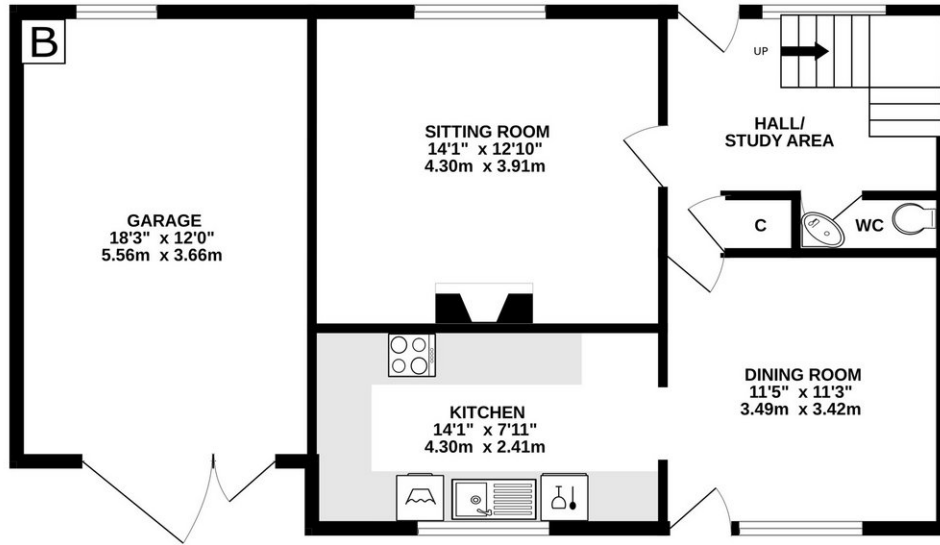


- Beautifully appointed barn conversion with recent upgrades, including double glazing, a new kitchen, and a luxurious bathroom with a walk-in shower.
- Charming features throughout, including beamed ceilings, an exposed stone chimney breast, and a stunning galleried landing. Spacious sitting room with a wood burning stove, overlooking the garden.
- Dining room with full-height glazing and stable door leading to the terrace, flowing seamlessly into the well appointed kitchen.
- Newly installed kitchen (Nov 24), integrated appliances, include induction hob, oven, washing machine and dishwasher
- Three double bedrooms, all with built-in wardrobes, serviced by a spacious newly fitted bathroom suite including a walk in shower enclosure. .
- Private and peaceful setting with a shared driveway, block-paved parking, a garage with power, lighting, and roof storage.
- South-facing patio, enclosed garden, and well-maintained pathways providing easy access around the property.

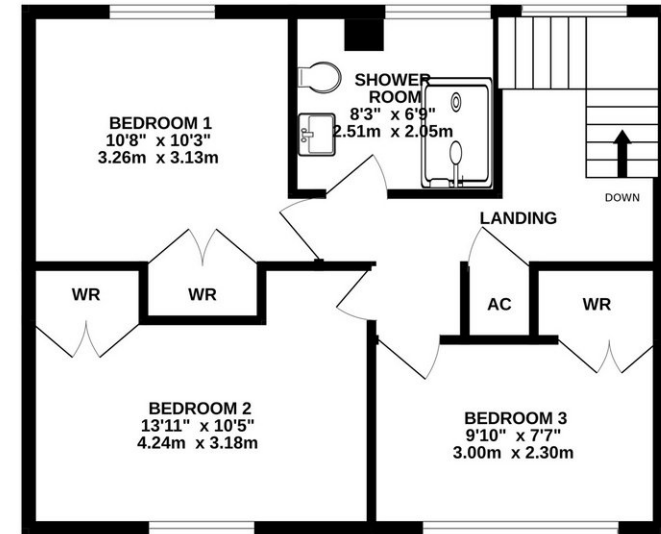




GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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