







£375,000

### 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 B



### Services

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

**Owned Solar panels to main elevation**

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold



## Directions

Upon entering the village, proceed pass the school on your left, and the turning for Ashcott Road, also on your left. Soon you will see a driveway signposted on your right for Great House Court. Turn in here and follow the driveway down and around to the left, where you will find the entrance into Courtyard Cottage.

## Description

Courtyard Cottage is a charming home tucked away at the end of a quiet private road. Originally a barn, it was converted in the 1970s with a two-storey extension added in 2004. The property features spacious accommodation, owned solar panels, and a private courtyard garden. The ground floor includes a kitchen, dining room, sitting room, two bedrooms, and a bathroom. A first-floor living room enjoys countryside views and could serve as an additional bedroom.

The front door opens into a well-equipped kitchen with a tiled floor and wooden cabinetry. To the left, a characterful dining room features a wooden floor and a stone-effect fireplace, while an inner hall leads to a utility/cloakroom, conservatory/hall, and two double bedrooms, one of which is adjacent to a bathroom with a bath, basin, and WC. To the right of the kitchen, a sitting room opens onto the courtyard garden, with stairs leading up to a first-floor living room boasting stunning countryside views. Both the sitting room and living room could alternatively serve as additional bedrooms, offering flexible accommodation to suit a variety of needs.

## Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.







Courtyard Cottage is accessed via double wooden gates from Great House Court, leading onto a block-paved driveway with parking. The enclosed private garden has been thoughtfully designed for low maintenance, featuring paved areas and raised borders filled with mature climbing plants, including fragrant jasmine, which fills the space with a delightful scent.

For year-round al-fresco dining, there is a semi-enclosed timber garden room with a slate roof, raised pond, and ample space for seating. Additionally, a separate stone building houses a hot tub and shower, while a paved seating area provides a peaceful and secluded retreat.



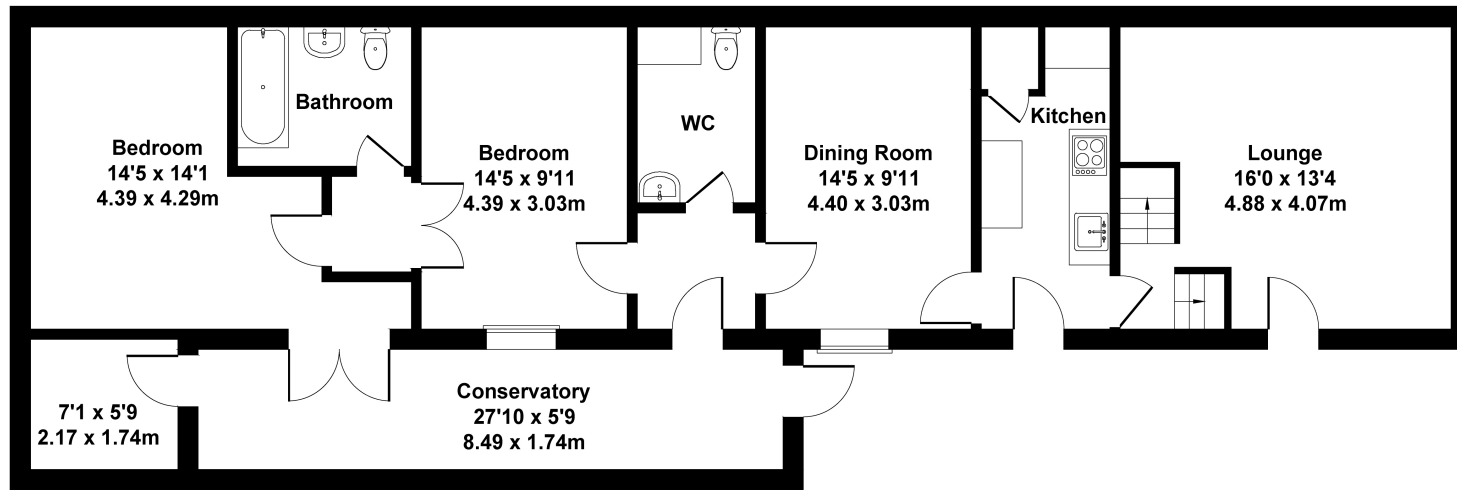


- Courtyard Cottage is tucked away at the end of a quiet private road with just three other properties.
- Originally a single-storey barn, it was converted in the 1970s, with a two-storey extension added in 2004.
- Owned solar panels provide electricity and generate an income. The property offers spacious and versatile accommodation with plenty of character.
- It features a private courtyard garden, block-paved driveway with parking, and a hot tub in a separate stone building.
- The ground floor includes a kitchen, dining room, sitting room, conservatory/hall, two double bedrooms, and a bathroom.
- The first-floor living room enjoys countryside views and can also be used as an additional bedroom.
- Outside, there is a semi-enclosed timber garden room, a raised pond, and a paved seating area for outdoor relaxation.

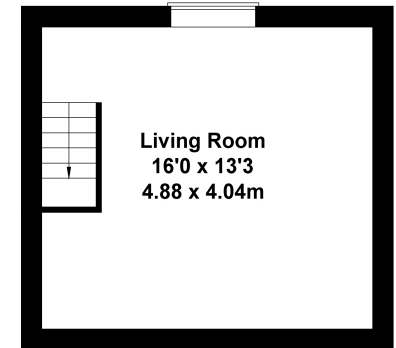


## Courtyard Cottage

Approximate Gross Internal Area  
1464 sq ft - 136 sq m



GROUND FLOOR



FIRST FLOOR

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

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