







£295,000

## To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

F

Council Tax Band **B**



## Services

Mains electricity, water and drainage are connected. Independent electric heaters.

## Local Authority

Somerset Council

03001232224

somerset.gov.uk

## Tenure

Freehold



## Directions

Upon entering the village of Meare, along the B3151 from Glastonbury, continue on through, passing the village school on your left. After approximately 0.5 miles, you will see the property on your left hand side, opposite the modern terrace of houses.

## Description

Charming period attached cottage, situated in the popular village of Meare, and featuring a large traditional stone barn with plenty of potential for alternative uses (subject to planning). The cottage also enjoys stunning south/westerly views to the rear from the roof terrace, across adjoining fields and to the wildlife reserve beyond. The accommodation includes two double bedrooms and a family bathroom on the first floor, with two reception rooms and kitchen on the ground floor. Outside, there is off road parking and private, enclosed courtyard garden.

Accessed via a side entrance with a charming stable door, this characterful cottage features an open-plan kitchen and sitting room, seamlessly connected by a traditional flagstone floor. The sitting area boasts a feature fireplace with a wood-burning stove, a window to the side, and stairs leading to the first floor. A door opens into the dining room/lounge, which also benefits from a flagstone floor and a second fireplace. The kitchen is fitted with a range of handmade oak units with work surfaces over, offering space for an electric range cooker, washing machine, and upright fridge/freezer. A picture window at the kitchen end provides lovely views across the adjoining rural landscape.

Upstairs, the landing features a part-exposed stone wall and traditional ledge and brace doors leading to two double bedrooms and the family bathroom. Positioned at opposite ends of the cottage, both bedrooms include built-in cupboards, with the rear-facing second bedroom enjoying far reaching views over the adjoining fields and down to the Meare Heath wildlife reserve. The family bathroom is fitted with a white suite, including a panelled bath with a shower over, a wash hand basin, and a WC, completing the accommodation.

## Location

Meare is a rural village set on the picturesque Somerset Levels to the West of Glastonbury. The village provides primary school, Parish Church, rural store with lots of provisions and a garage. The popular towns of Glastonbury and Street together provide an attractive range of facilities. Glastonbury is best known for it's Tor and Abbey Ruins. Street is famous as the home of Clarks Shoes and Clarks factory shopping centre. Meare is also convenient for private education with Millfield school, both Senior and Prep, being within 3-5 miles, also the Cathedral school in Wells, being some 7 miles distance.







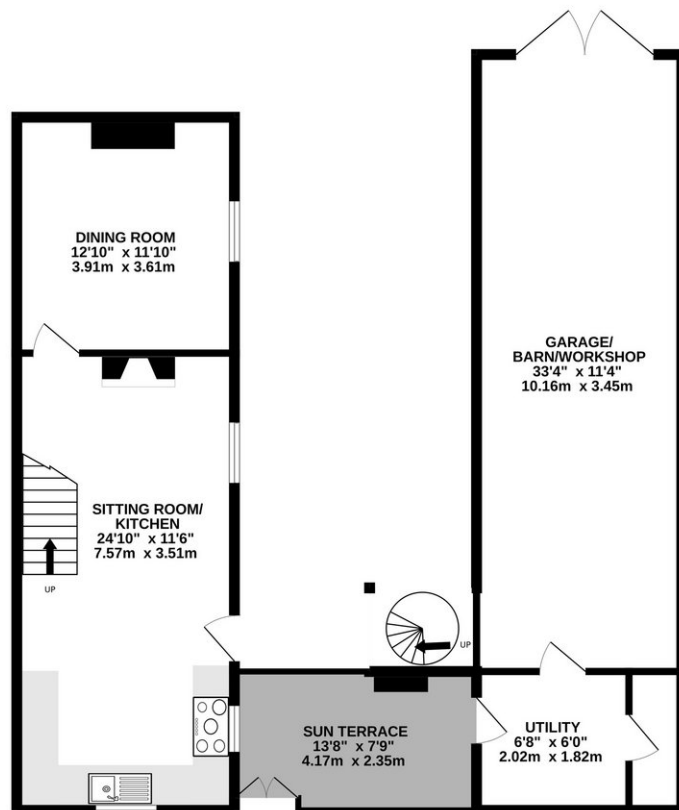
Accessed via off-road parking and a wooden gate, the property opens into a secluded courtyard garden with raised shrub beds, an all-weather lawn, and a covered area beneath the roof terrace—perfect for an outdoor kitchen or barbecue. A door to one side leads to open fields, while another opens into a covered passageway with access to the rear of a stone barn. Retaining original wooden beams and an exposed stone wall, the barn offers excellent potential for conversion into additional living space, an annexe, or a holiday let (subject to planning consents), but also retains the original wooden doors to the front, and could be utilised as a garage/workshop. The spacious roof terrace provides an ideal spot for al fresco dining, offering stunning views over the fields and down to the wildlife reserve beyond.



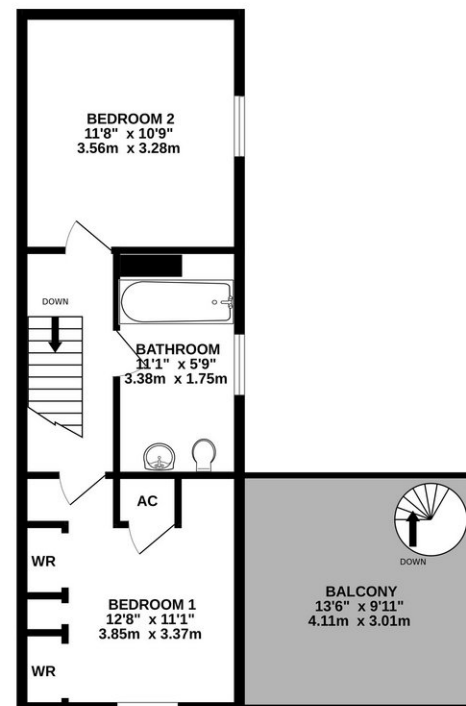
- Charming cottage with a stable door entrance, open-plan kitchen, and sitting room with a traditional flagstone floor.
- Sitting area features a wood-burning stove, side window, and stairs to the first floor, with a door leading to the dining room/lounge.
- Kitchen includes handmade oak units, work surfaces, space for an electric range cooker, washing machine, and fridge/freezer.
- Two double bedrooms with built-in cupboards, the rear bedroom boasting stunning views over fields and Meare Heath wildlife reserve.
- Secluded courtyard garden with raised shrub beds, an all-weather lawn, and a covered area ideal for an outdoor kitchen or BBQ.
- Stone barn with original beams and doors, offering potential for conversion, an annexe, or a garage/workshop, plus a roof terrace with scenic views.



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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