





£295,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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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 system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury follow the A361 towards Shepton Mallet and continue for just over three miles to West Pennard. Turn right into Newtown Lane and the cottage can be found, some 500 yards along on the left hand side, immediately before the war memorial and the turning for Church Lane.

Description

Nestled in a peaceful village setting, this characterful three-bedroom detached home offers charm, space, and practicality. Featuring exposed beams, a wood-burning stove, and a spacious kitchen with stable door to the garden, enjoying a sunny aspect through the spring and summer months, with two sheds and far-reaching views. Complete with off-road parking and offered with No Onward Chain

Approached via a side entrance porch, with a useful cloakroom, which also houses the oil-fired central heating boiler. A characterful ledge and brace door opens into the main reception hall, where stairs rise to the first floor and a generous understairs recess offers additional space. A tiled floor runs throughout the hall and into the sitting room, which features a fireplace with wood-burning stove and triple-aspect windows to the front and sides, filling the room with natural light. The kitchen is fitted with a modern range of units, an integrated electric oven and hob, and space for a washing machine, upright fridge freezer, and space for a breakfast table. A split stable door and window open out to the rear garden, offering lovely views and outdoor access.

Upstairs, the landing is lit by a Velux roof light and offers excellent storage with two fitted cupboards. Exposed wooden beams and matching ledge and brace doors add to the property's character. Bedroom one enjoys a rear aspect overlooking the garden, while bedroom two is positioned at the front of the house. The third bedroom features a Velux window and, like the others, displays beautiful exposed beams. The family bathroom includes a panelled bath with mains shower over, WC, wash basin, and a handy over-stair cupboard.

Location

West Pennard is a charming village situated in gently undulating countryside four miles to the east of Glastonbury. The village benefits from the beautiful parish Church of St Nicholas, popular village primary school, public house and village hall. The A361 enables easy access to Millfield Preparatory School at Edgarley, the senior School in Street and is approximately 9 miles from the Cathedral City of Wells. The surrounding towns provide a wide choice of recreational and shopping facilities whilst the larger centres of Bath and Bristol are within an hour's commuting distance.



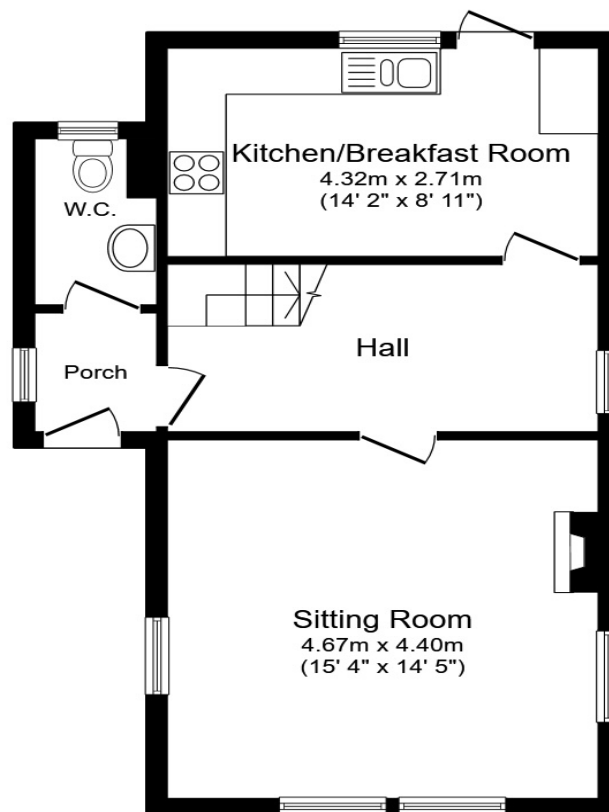


Outside, there is off-road parking for one vehicle to the side of the property, with a footpath continuing around to the rear garden. The garden is laid to lawn and set on a slightly elevated plot, benefiting from plenty of sunlight throughout the spring and summer months. Two timber garden sheds are positioned at the lower end of the garden, along with the oil storage tank, making this a practical yet peaceful outdoor space.

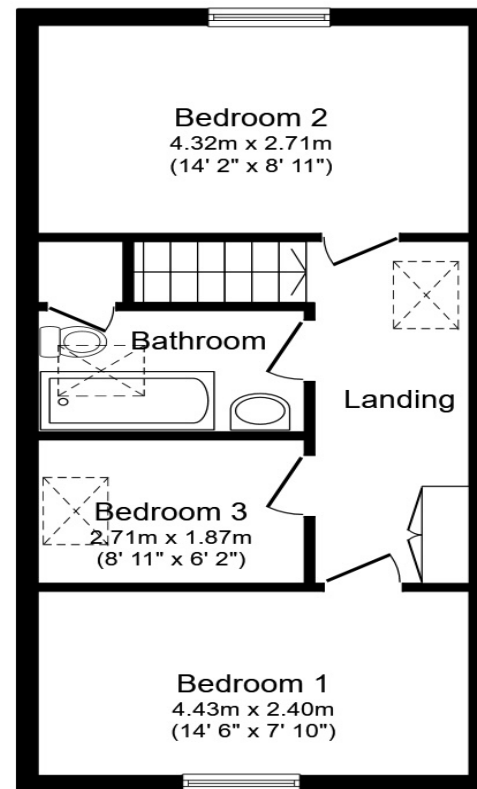


- Charming detached cottage with character features throughout, including ledge and brace doors, tiled flooring, and exposed beams.
- Spacious sitting room with wood-burning stove and triple-aspect windows offering plenty of natural light.
- Well-equipped kitchen with modern units, integrated oven and hob, plus space for appliances and a breakfast table.
- Three bedrooms, all with exposed beams; main bedroom overlooks the rear garden, and bedroom three features a Velux window.
- Family bathroom with panelled bath, mains shower, WC, wash basin, and useful over-stair cupboard.
- Private lawned garden enjoys an elevated position, excellent sunlight, two timber sheds, and oil tank storage.
- Off-road parking for one vehicle to the side, with a footpath leading to the rear garden for easy access.





Ground Floor
Floor area 46.9 sq.m. (504 sq.ft.)



First Floor
Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 88.8 sq.m. (955 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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