







£350,000

To View:

Holland & Odam  
 30 High Street, Glastonbury  
 Somerset, BA6 9DX  
 01458 833123  
[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)

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Energy Rating TBC

Council Tax Band C



**Services**  
 Mains electricity, water and drainage are connected. Solid fuel central heating system.

**Local Authority**  
 Somerset Council  
 03001232224  
[somerset.gov.uk](http://somerset.gov.uk)

**Tenure**  
 Freehold



## Directions

On entering Glastonbury from Street/Bridgwater (A 39) at the main roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the first exit towards Meare/Wedmore. Continue through the village of Meare and into Westhay. Negotiate the sharp right hand bend and just after the village shop turn right into Meareway. Continue for approximately one quarter of a mile and the property will be identified on the right-hand side, identified by our 'For Sale' Board.

## Description

Spiggy Cottage is a charming detached two-bedroom cottage, set amidst beautiful countryside. The home features a handmade kitchen, cosy reception rooms, and a multi-fuel stove at its heart. Upstairs are two double bedrooms, both with built-in wardrobes and stunning meadow views. The south-facing garden includes seating areas, a timber shed, and a rear deck for relaxing. With two off-road parking spaces and uninterrupted views, this is a true country escape.

A side entrance from the garden leads into the charming kitchen, fitted with a range of handmade units and tiled work surfaces. There is space for an electric cooker, washing machine, fridge, and freezer, with a tiled floor flowing through into the inner hall. Off the hall is the family bathroom, fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin, and WC. The dining room features a fireplace with an inset multi-fuel stove, creating a cosy atmosphere. From here, an opening leads into the sitting room, a bright and spacious living area with dual-aspect windows framing stunning views of the surrounding fields. A freestanding multi-fuel stove sits within a feature fireplace at the far end, adding further character.

Stairs from the sitting room rise to a first-floor landing, giving access to two well-proportioned double bedrooms. Both rooms enjoy rear-facing views over the adjoining meadow and beyond, with each also benefitting from a built-in wardrobe. The layout provides a peaceful and private upstairs space, ideal for soaking in the uninterrupted rural surroundings.

## Location

The cottage is situated down a small country lane on the outskirts of the small village of Westhay. Westhay is a rural village 5.5 miles from Glastonbury and 4 miles from Wedmore. The village has a pub whilst the neighbouring village of Meare provides a primary school and farm shop. The surrounding Somerset countryside is picturesque and with its many nature reserves is popular with walkers and naturalists. Glastonbury, home of Millfield Junior School (Edgarley), provides an interesting choice of shops, a Morrisons Supermarket and choice of pubs and restaurants. The charming city of Wells is only 11 miles and the town of Street 7 miles. The larger centres of Bath, Bristol and Taunton are 32, 28 and 26 miles, Bristol International Airport is 21 miles and Junction 22 of the M5 motorway is approximately 11 miles.







Outside, a wooden gate from the lane opens into a beautifully maintained garden, which wraps around the side of the property from the kitchen. Designed to make the most of its sunny southerly aspect, the garden offers multiple seating areas with picturesque views across the meadow. To the rear, a wooden deck stretches across the back of the cottage, again taking full advantage of the idyllic countryside setting. Practicality is also considered, with two off-road parking spaces located at either end of the cottage, completing this delightful rural retreat.

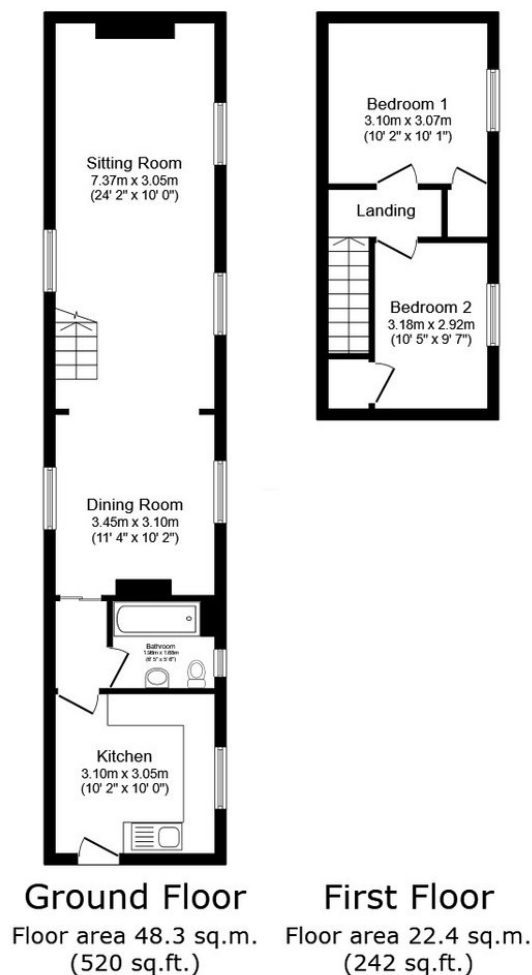




- Characterful two-bedroom detached cottage with handmade kitchen units and tiled work surfaces.
- Spacious sitting room with dual-aspect windows and a freestanding multi-fuel stove.
- Dining room features a second fireplace with inset multi-fuel stove for added warmth.
- Family bathroom with white suite, panelled bath, electric shower, basin, and WC.
- Both bedrooms are rear-facing doubles with built-in wardrobes and stunning rural views.
- Sunny, south-facing garden with seating areas, timber shed, and full-width rear deck.
- Two off-road parking spaces located at either end of the cottage for added convenience.







**Total floor area: 70.7 sq.m. (761 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](http://www.Propertybox.io)

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