







£495,000

### To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4 (+1 Annex)



2 (+1 Annex)



2 (+1 Annex)

Energy  
Rating

E

Council Tax Band C



### Services

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

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

## Directions

From our Glastonbury office proceed down the High Street and at the bottom turn right down into Benedict Street. Continue along Benedict Street. The property is located towards the bottom of the road on the left hand side.

## Description

A superbly presented and extended family home situated on Benedict street, a stones throw from Glastonbury High Street. Having been renovated by the current vendors, this beautiful period property blends all the charm of a character building with the conveniences of modern living. With accommodation spread across three floors, there are four double bedrooms, two reception rooms, an open plan kitchen diner, and a fantastic self contained, one bedroom annex.

Entering into the property, attractive Amtico flooring leads through the hallway - where you'll find useful under stairs storage, to the first of the reception rooms. Currently utilised as a bedroom by the current vendors, this versatile space with restored wooden flooring could be used as a dining room or snug and is flooded with natural light from the bay window to the front. Further along the hallway is the second of the reception rooms. This cosy sitting room has the same restored wooden flooring, while also offering a wood burning stove. Generous ceiling height, which is seen throughout the property, helps to accentuate the already sizeable proportions of the room.

Completing the ground floor accommodation is a fantastic, open plan kitchen diner which has been fitted with a range of modern, shaker style wall and base units with a central island housing the electric/induction hob, complemented with sleek worktops. Integrated appliances include a dishwasher and Neff double oven. Comfortably accommodating a large dining table and chairs, this fantastic social space is light and airy thanks to the rooflight, and double doors opening to the garden at the rear.

On the first floor, there are the first two of four double bedrooms, both of which offer original wood flooring and ample room for freestanding furniture. Bedroom one to the front has two windows and a lovely original fireplace. Continuing down the landing there is a useful storage cupboard with space and power for a tumble dryer, while at the end there is a show stopping family bathroom aswell as a further, separate WC. The striking bathroom with geometric floor tiles offers a spacious walk in shower, toilet, basin and freestanding bathtub complemented with modern brass fixtures.

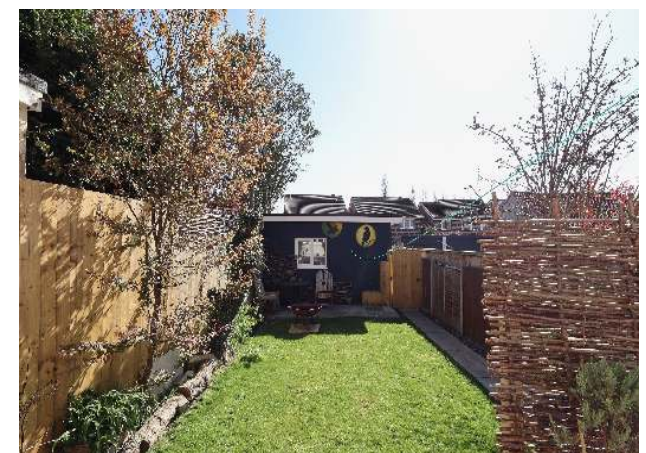
Continuing up the the second floor, there are two further double bedrooms, both with restored wooden flooring, with bedroom four offering two eaves storage cupboards and a wonderful view of Wearyall Hill. Both bedroom on the floor are served by the modern family shower room with toilet, basin and walk in shower finished with modern stone effect tiling.

## Location

The property is situated in Benedict Street and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.





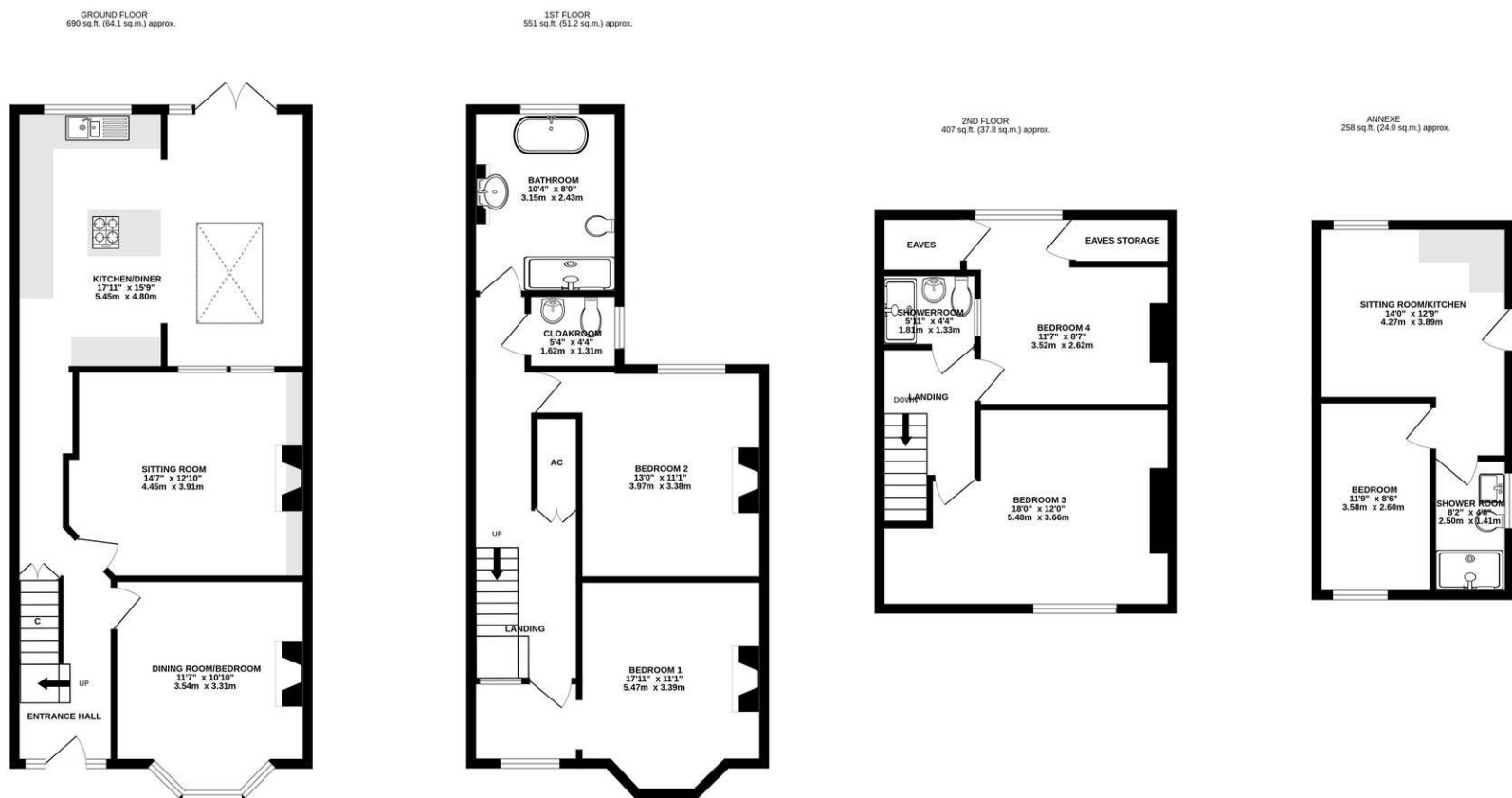


To the rear of the property there is a private and enclosed garden mostly laid to lawn. A patio area adjoins the property creating the perfect space for alfresco dining throughout the warmer months. A path leads to the bottom of the garden with gated access to the parking space, and access into the detached annexe. This flexible space could be used for visiting family or Air BnB guests, and has been finished to the same exacting standards as the main house and includes a spacious bedroom, shower room, and open plan kitchen/living/dining area.

- Extended, renovated property with accommodation measuring over 1900sqft spread across three floors.
- Beautifully presented, detached annexe with separate access, ideal for Air Bnb
- Two generously proportioned reception rooms and four/five double bedrooms, all with restored wooden flooring
- Modern, open plan kitchen diner with integrated appliances
- Private, enclosed rear garden, ideal for children and pets
- A short walk to bustling Glastonbury High Street with further amenities nearby.







TOTAL FLOOR AREA : 1907 sq.ft. (177.1 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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