



£225,000

At a glance...



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COUNCIL
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**holland
& odam**

Old Post Office
The Cross
Baltonsborough
Glastonbury
Somerset
BA6 8QW

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From Glastonbury/A361 follow the signs to Baltonsborough. At the centre of the village turn right (opposite The Greyhound Pub) into Church Lane, The Old Post Office will be found after a short distance on the right hand side.

From the A37 follow the signs to Baltonsborough. At the centre of the village turn left (opposite The Greyhound Pub) into Church Lane, the property will be found after a short distance on the right hand side.

Services

Mains electricity, water and drainage are connected.
Electric storage heating

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, village shop, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the infamous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

Insight

Charming character cottage in a desirable village location, offered with no onward chain. The property offers generously proportioned accommodation including a spacious sitting room with wood burning stove, and two double bedrooms and original features throughout including exposed beams, and inglenook fireplace with bread oven. Generous garden and off street parking can be found to the rear

- Step into the spacious front-facing sitting room, full of character with exposed beams, a charming inglenook fireplace with bread oven, and a cosy wood-burning stove at its heart.
- A door from the sitting room leads into the kitchen at the rear, fitted with wall and base units, and offering access to under-stair storage and a rear door to the pathway.
- Stairs rise centrally to the first floor where a landing provides access to both bedrooms and the bathroom.
- The light and airy principal bedroom is a spacious double with ample room for furniture while bedroom two, also a good size, is a perfect guest room or home office.
- The first-floor bathroom includes a bath with overhead shower, wash basin and WC, and is complemented by a useful airing cupboard just outside on the landing.
- A rear door leads to a shared path giving access to a generously sized private garden with lawn, timber shed, and space for outdoor seating, planting, or storage.
- The property enjoys an allocated parking space in a communal rear area and is centrally located within a sought-after village offering a shop, public house, school, and village hall.



KITCHEN
9'0" x 8'0"
2.75m x 2.45m

SITTING ROOM
14'8" x 14'4"
4.47m x 4.37m

UP

C

The floor plan shows a kitchen area with a sink, stove, and refrigerator. A staircase labeled 'C' leads up, with an arrow indicating the direction 'UP'. The sitting room is a large open space with a fireplace on the left wall and a door leading to the kitchen area.

BATHROOM
7'3" x 5'8"
2.22m x 1.73m

DOWN

LANDING

AC

BEDROOM 1
13'10" x 11'4"
4.22m x 3.46m

BEDROOM 2
13'10" x 6'10"
4.22m x 2.09m

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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