





£800,000

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 F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the Glastonbury office, proceed to the top of the High Street and turn right into Lambrook Street. Continue on into Chilkwell Street and at the mini roundabout (Rural Life museum), carry on straight over along Chilkwell Street. You will pass the Chalice Well on the left and as you merge into Courting Batch, you will find the access to Tor Court on the left hand side.

Description

Perfectly positioned at the foot of Glastonbury Tor, this striking Grade II listed residence combines timeless character with exceptional potential. Offering generous proportions, high ceilings, and stunning countryside views, the property provides a rare opportunity to create a truly special home. With a separate two-bedroom annexe, double garage, and approximately half an acre of mature gardens, it is ideal for multi-generational living or guest accommodation. Private access to the foot of Glastonbury Tor adds to the uniqueness of this charming property.

Upon entering the property, you are welcomed by a generous hallway that sets the tone for the space within. The principal reception rooms are well proportioned, offering a natural flow between the sitting room, dining area and study. Large windows allow light to fill the rooms, many of which feature original character details. The kitchen provides a practical layout with a range of fitted units, ample work surfaces and direct access to a utility space, ideal for family living and entertaining.

The first floor hosts four comfortable bedrooms, each offering ample space for furnishings and storage, with some benefitting from delightful outlooks over the surrounding area. A traditional family bathroom serves this level. The attached annexe provides additional flexibility, featuring two double bedrooms, a kitchen, and a bright living area with French doors opening onto its own seating terrace, making it well suited for guests, multi-generational living or home office use.

Location

The property is situated in an elevated position, within close proximity to Glastonbury Tor and Chalice Well, being approximately a 0.5 miles from the town centre with its good range of shops, supermarkets, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. The thriving centre of Street is 2.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at Junction 23 (Dunball) some 14 miles whilst Bristol, Bath, Taunton and Yeovil are within commuting distance.





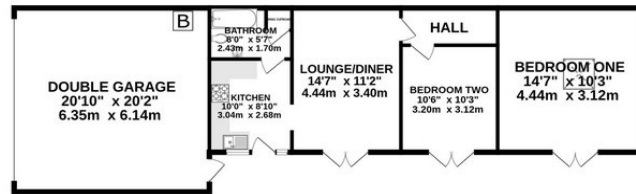
Set within established grounds of approximately half an acre, the gardens are mainly laid to lawn with mature trees, shrubs and planted borders. A private driveway provides parking for several vehicles and leads to a double garage. There is a choice of seating areas from which to enjoy the stunning southerly views towards Glastonbury Tor, along with a private footpath leading directly to the foot of the Tor itself.



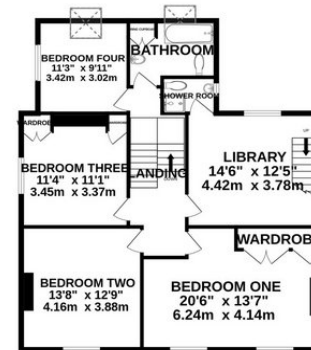
- Iconic location at the foot of Glastonbury Tor with private access
- Grade II listed home with character features and high ceilings
- Separate detached two bedroom annexe with garden and attached double garage
- Four spacious double bedrooms plus library and loft space
- Set within mature gardens, pond, and courtyard
- Stunning far-reaching countryside views from front facing first floor bedrooms
- Large 4-car private driveway with additional land parcel



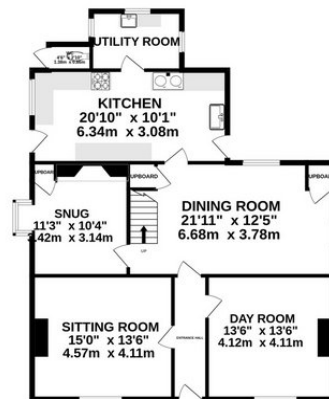
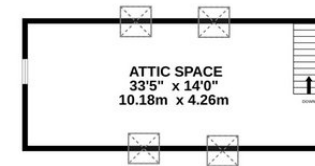
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOR COURT, COUSRING BATCH, GLASTONBURY, BA6 8BH

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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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