





£525,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4



1



2

Energy
Rating

D

Council Tax Band E



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Air conditioning unit in the sitting room

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury High Street, proceed up the hill and at the 'T' junction with Wells Road, turn left. Continue for approximately half a mile and 94 can be found on the right hand side just after the turning for St Dunstan's School.

Description

This substantial detached house enjoys a prime location within easy reach of Glastonbury High Street. Arranged over three floors, it offers versatile living with four bedrooms, a converted loft, two good reception areas, and large gardens to the front and rear with ample driveway parking.

A welcoming reception hall sets the tone for the property, featuring a hardwood staircase rising to the first floor and matching doors leading to all principal rooms. The sitting room, positioned at the front, includes a bay window, a feature fireplace with inset living flame gas fire, and a wall-mounted air-conditioning unit. The dining room enjoys a rear-facing aspect over the garden and includes a charming stained-glass side window. The kitchen/breakfast room is fitted with a comprehensive range of wall, base, and drawer units, complemented by integrated appliances including a gas hob, double oven, fridge, freezer, and dishwasher. A rear door and window provide access and views onto the garden. Returning to the hallway, doors lead to a cloakroom and a converted former garage offering a range of mirrored cupboards, a separate cupboard housing the gas central heating boiler, and a step down to a practical utility room.

On the first floor, the landing includes a window to the front, wide loft hatch, and airing cupboard. Doors lead to four well-proportioned bedrooms and the family bathroom. Bedrooms one and four enjoy front-facing views over roof tops towards the west, while bedrooms two and three overlook the rear garden. The family bathroom is fitted with a mains-fed shower enclosure, panelled bath, bidet, wash hand basin, and WC. Stairs rise to the second floor where the attic has been converted into a generous open space with eaves storage, twin roof lights, and a unique electrically powered sauna, ideal as a relaxation area or additional living space.

Location

The property is situated approximately half a mile from the High Street with its good range of shops, restaurants, public houses, health centres and supermarkets. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2.5 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway at Junction 23 (Dunball) is 14.5 miles whilst the major centres of Bristol, Bath and Yeovil are all within approximately one hour's drive.





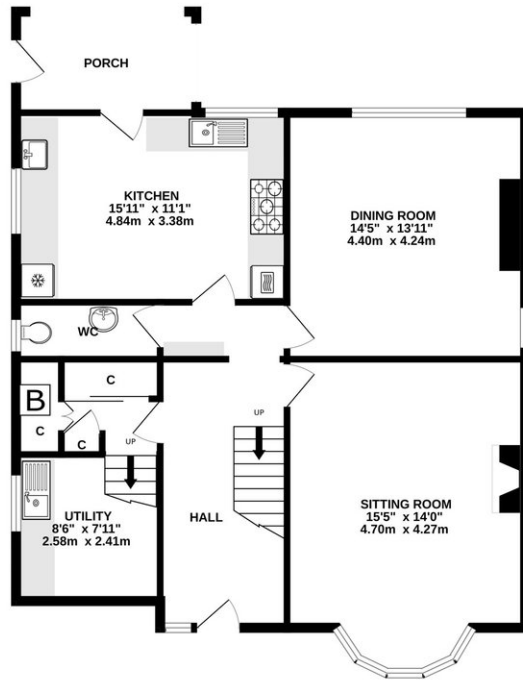
The property is set well back from Wells Road, with a secure wrought iron gate opening onto a driveway leading to a parking and turning area in front of the house. Gated access on both sides of the property leads to a beautifully arranged rear garden. A wide patio extends across the back of the house, bordered by attractive raised beds, with stone steps ascending to a lawned area. A second patio terrace is positioned in the far corner, making the most of the mid day and afternoon sun. At the foot of the garden is a substantial shed/workshop with power and lighting, providing excellent storage or hobby space.



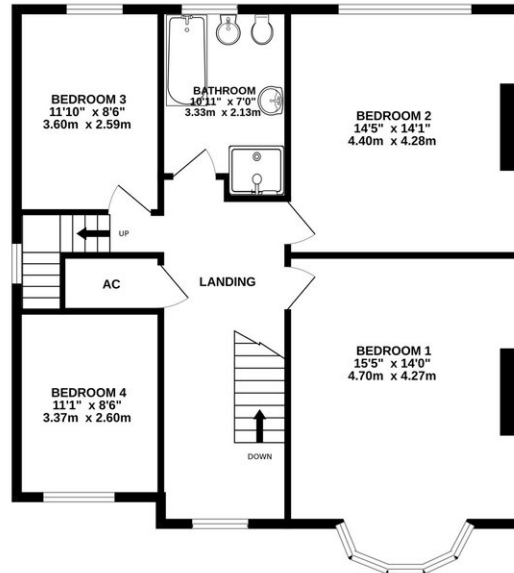
- Detached four-bedroom family home with additional loft conversion, set within level walking distance of Glastonbury High Street.
- Spacious sitting room with bay window, feature fireplace, living flame gas fire, and air-conditioning unit.
- Dining room with rear garden outlook and character stained-glass window, plus a bright kitchen/breakfast room with integrated appliances.
- Converted garage offering fitted cupboards, boiler cupboard, and utility room for laundry and storage needs.
- Four well-proportioned first floor bedrooms, family bathroom with bath, shower, bidet, basin, and WC.
- Large attic conversion with roof lights, eaves storage, and an electrically powered sauna.
- Generous driveway with wrought iron gate, large rear garden with patios, raised beds, lawn, and powered workshop.



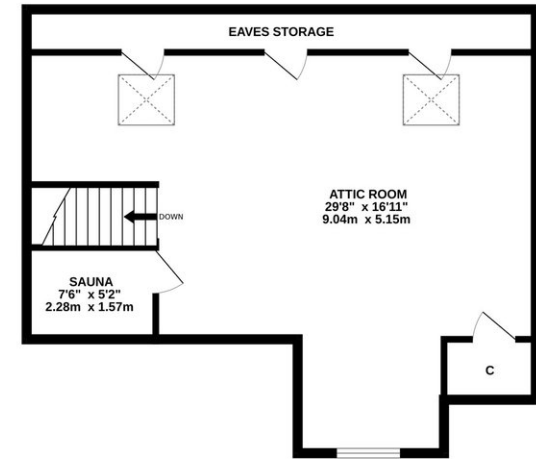
GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.



2ND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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.
Made with Metropix ©2025

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

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. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.