



£325,000

*At a glance...*



3



1



1



C



B

**holland  
& odam**

3 Northload Bridge Farm  
Northload Bridge  
Glastonbury  
Somerset  
BA6 9LE

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)





## Directions

On entering Glastonbury from the direction of Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Continue to the second roundabout and the first turning on the left signposted to Meare. After a short distance the property will be identified on the right hand side by our 'For Sale' board. Parking can be found at the rear of the property

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

The property is conveniently located being within a level walk of the town centre with its good range of shops, banks, restaurants, public houses, health centres, supermarkets and cafes. Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. Street is 2 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode College and Strode theatre. Access to the M5 motorway can be gained at Junction 23 (Dunball) some 14 miles distant, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

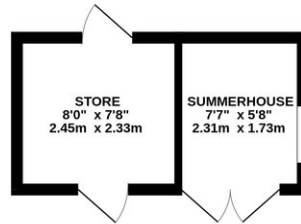
## Insight

Modernised by the current vendors, this charming home on the fringes of Glastonbury enjoys open views over Herbies Field and boasts a cosy sitting room, contemporary kitchen/diner with utility, three bedrooms, and a sleek family bathroom. The enclosed rear garden features a store and powered summerhouse, with off-street parking for two vehicles.

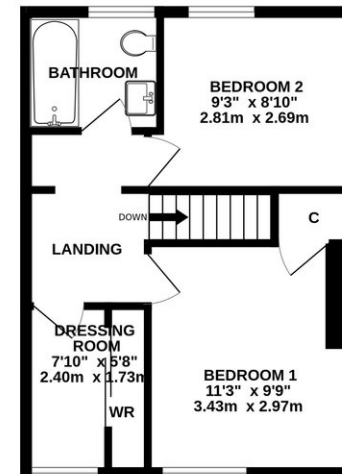
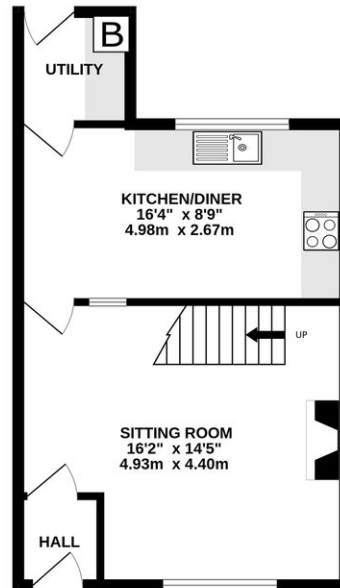
- Situated on the fringes of Glastonbury, this charming home enjoys open views to the front across Herbies Field
- The hall opens into a generous sitting room at the front of the house, a welcoming space with stairs rising to the first floor and cosy fireplace, perfect for the colder months
- To the rear, the kitchen/diner has been fitted with modern wall and base units, offering ample workspace and space for freestanding appliances.
- A utility room sits just off the kitchen, providing plumbing and space for a washing machine and tumble dryer, with direct access into the rear garden.
- Bedrooms one and three are front-facing, both enjoying views over Herbies Field; Bedroom one includes a built-in wardrobe, and beautiful exposed stonework.
- Bedroom two is a comfortable double and overlooks the garden at the rear and fields beyond while bedroom 3 is currently utilised as a dressing room with full-height sliding wardrobes.
- The modern family bathroom has been recently renovated and is finished with stylish grey metro-style tiles, offering a sleek and contemporary design.
- The enclosed rear garden is mainly laid to lawn with a patio, with an abundance of mature plants and shrubs, while also offering a useful store and a summerhouse with power and lighting
- To the rear of the property, off-street parking is available for two vehicles



GROUND FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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

## DISCLAIMER

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.