





£435,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left, and at the mini-roundabout turn right up Fishers Hill. At the top of the hill, as the road bears sharp left, turn right into Hill Head and then take the first turning on the right into Hill Head Close. Continue into the cul-de-sac and at the 'T' junction turn left and continue towards the end of the road where the property will be identified on the right hand side.

Description

Situated in an elevated position close to Glastonbury High Street, this versatile three-storey home enjoys views over the town and Glastonbury Tor. The ground floor includes a kitchen/breakfast room, utility, cloakroom and two reception rooms, one converted from the garage and the other with a Juliette balcony and woodburning stove. Upstairs are two single bedrooms and a bathroom, with two double bedrooms below. A low-maintenance garden and driveway provide ample outside space and parking.

Entering into the front door into a welcoming entrance hall, doors lead directly to the kitchen/breakfast room, utility room, study, cloakroom and the sitting/dining room. The hall also includes two staircases: one rising to the first floor and the other descending to the lower ground floor.

To the front of the property, the kitchen/breakfast room is fitted with wall and base units topped with wood work surfaces, with space for a cooker, and fridge/freezer. Stepping back into the hall, the neighbouring utility room is also positioned to the front and provides plumbing and space for utilities and houses the boiler.

Continuing along the hall is the study/playroom, positioned at the front of the house. This room was formerly the garage and was converted by the current vendors, now offering a generous and versatile space with French doors opening onto the driveway and flooding the room with natural light. There is also a conveniently situated cloakroom off the hall.

To the rear, the large sitting/dining room spans the entire width of the property and enjoys a lovely outlook across the town, with generous windows maximising the light and views. French doors open to a Juliette balcony, perfect for the summer months while a central fireplace with woodburning stove creates an attractive focal point throughout the colder seasons.

Stairs rise from the hallway to the first-floor landing, which connects both bedrooms and the family bathroom. The two single bedrooms sit to the front, each with a Velux window, and one benefitting from an additional front-facing window. The landing also gives access to a boarded loft storage area. Servicing both of the two bedrooms on the first floor the family bathroom and fitted with a white suite including a panelled bath with mixer tap and mains shower over.

The lower ground floor is reached via stairs from the entrance hall. At the foot of the stairs a hallway links the two double bedrooms, both of which sit to the rear and overlook the garden. Services the lower floor bedrooms is a further family bathroom, fitted with bath with shower over, WC and wash hand basin. The hallway then continues to a part-glazed door that opens directly into the rear garden.

Location

The property is situated in an elevated position approximately half a mile from the High Street with its good range of shops, supermarkets, restaurants, public houses and health centres. The Cathedral City of Wells is 6.5 miles whilst Street is 2 miles and also offers good 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, some 14 miles distant whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





The rear garden is low-maintenance yet features established trees and mature hedging, giving privacy and greenery. A decked seating area provides an ideal space for alfresco dining, and the garden can be accessed from both sides of the property. The front garden is also low-maintenance and includes a driveway, from which there is a view of Glastonbury Tor.

- Convenient elevated position within easy reach of Glastonbury High Street
- Lovely outlook with far-reaching views over the town and Glastonbury Tor
- Spacious dual-aspect sitting/dining room with Juliette balcony
- Converted garage now a bright and versatile study or playroom
- Well-appointed kitchen/breakfast room with wood work surfaces
- Two double bedrooms on the lower ground floor opening onto the rear garden
- Two first-floor bedrooms served by a family bathroom and loft storage
- Low-maintenance garden with decking, plus driveway providing off-street parking

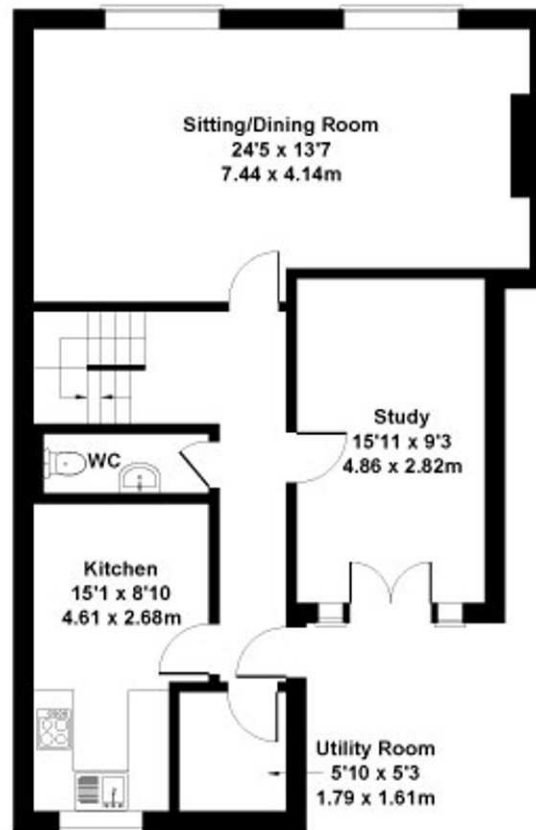


44 Hill Head Close

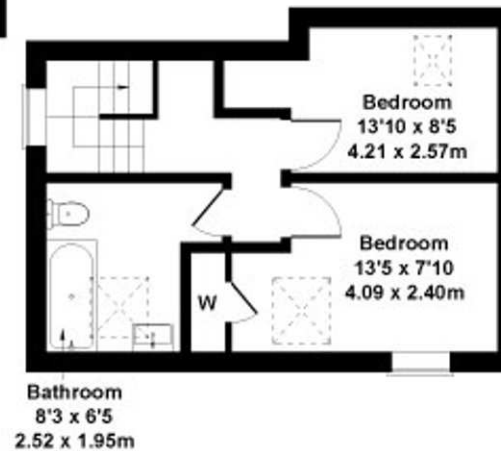
Approximate Gross Internal Area
1572 sq ft - 146 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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