

# LODESTONE

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## Batch End

Glastonbury BA6 8PD

- Stylish 5 bed single storey family house
- Not listed, in a conservation area
- Approx. 0.7 acres of land and gardens
- Stunning rural views
- Private drive and off-street parking
- Large terrace and Al fresco dining area
- Over 2000 sq. ft. of living accommodation





Batch End is the perfect rural retreat situated in the mystical Isles of Avalon just a stone's throw from Glastonbury and its famous Tor. Originally dating from the 1940s, this charming timber clad property was extended in the 1980s and is now a cool, laid back family house with real character and charm. Nestling in the heart of Somerset and positioned on one of the Ley lines that extend from the Tor, this is truly a haven of peace and tranquillity.

The house is approached via a private driveway with ample parking for several cars. The front door opens in the South facing facade of the house to a small reception hall that in turn opens to the inner hall. In day-to-day use, doors open directly to a fabulous kitchen / breakfast room with internal access to the double garage. This stylish and comfortable room features an oil-fired Rayburn and underfloor heating warms a fabulous slate floor. Timber worktops rest atop fashionably distressed timber units that sit alongside a contemporary Kenwood oven. A small island offers more worktop space and there is more than enough room for a kitchen table and a sofa. Dual aspect windows allow natural light to pour into the room and afford beautiful views of the surrounding countryside.

Off the hall are two elegantly furnished reception rooms. The sitting room is defined by fully glazed double doors that open directly to the terrace and almost bring the garden in. A magnificent Norwegian Jotul wood burning stove sits in a pretty chimney breast and looks out over a beautifully finished maple floor. The study / dining area comes with views to the South.

At the far end of the hall is the principal bedroom with an en-suite bathroom. Bedrooms 3 & 4 come with built in wardrobes and all have lovely views of the gardens. The family bathroom houses the airing cupboard and is furnished with contemporary styled fixtures and fittings, an oversized shower and a slate floor. The en-suite bathroom comes with a heated chrome towel rail and a shower unit above the bath.





## Outside

A pretty lawned garden runs away from a stone terrace to the rear of the house to the river Par on the near boundary. A stone path wends its way alongside the lawns to a glade sheltered by a canopy of mature trees. The views to the North are beautiful. To the South side, a gravelled area gives way to smaller areas of lawn and a chicken run whilst a combination of vines and roses light up the front of the house. Given, its rural situation there is very little light pollution, allowing spectacular views of the night sky.

## Situation

Batch End is ideally situated a stone's throw from Glastonbury and in the heart of the Somerset countryside. Parbrook is one of a cluster of sought-after villages and hamlets in the locality and well known both for its apple orchards, and as a peaceful idyll because there is virtually no through traffic. Nearby Pilton is notable for its pretty stone cottages and rolling hills and the world famous Glastonbury Festival. (As a local resident, there is access to the local Glastonbury ballot for Sunday tickets to the festival). Equally close is the thriving village of Baltonsborough, boasting the Greyhound Inn, an excellent pre-school, and Baltonsborough C of E Primary School. Other local attractions include Stourhead Gardens, The Newt country house hotel and spa just outside Castle Cary, and Babington House, (Soho House's country mansion). Also nearby is the ancient city of Wells, (the smallest Cathedral city in England) that offers all the usual amenities - the high street is vibrant with a small selection of chain stores and a variety of independent shops and restaurants and pubs as well as a twice weekly market and a choice of supermarkets that include Waitrose, Tesco, Lidl and Morrisons. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). The Wells Festivals are increasingly popular, and the Literary Festival now takes place over two weeks attracting big names in the literary world. Approximately ten miles away is the small town of Bruton with its very popular restaurant/coffee/bread shop 'At the Chapel' and the world-famous Hauser and Wirth Art Gallery. Bristol and Bath are within approximately an hour's drive.





## Schools

There are a variety of excellent state and independent schools in the area including a well-respected primary school in the nearby village of West Pennard. Local independent schools include Millfield Senior (13 mins) and Prep School (8 min), Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street.

Transport links are excellent with Castle Cary's mainline railway station just 8 miles away, and the A37 easily accessible to Bristol and Bath. The A303 with direct access to London and the South West is a few minute's drive.





## Services:

Mains water, mains electricity, mains drainage, oil fired central heating

Local Authority: Somerset Council

Council Tax - band F

Tenure - freehold

Directions

Postcode: BA6 8PD

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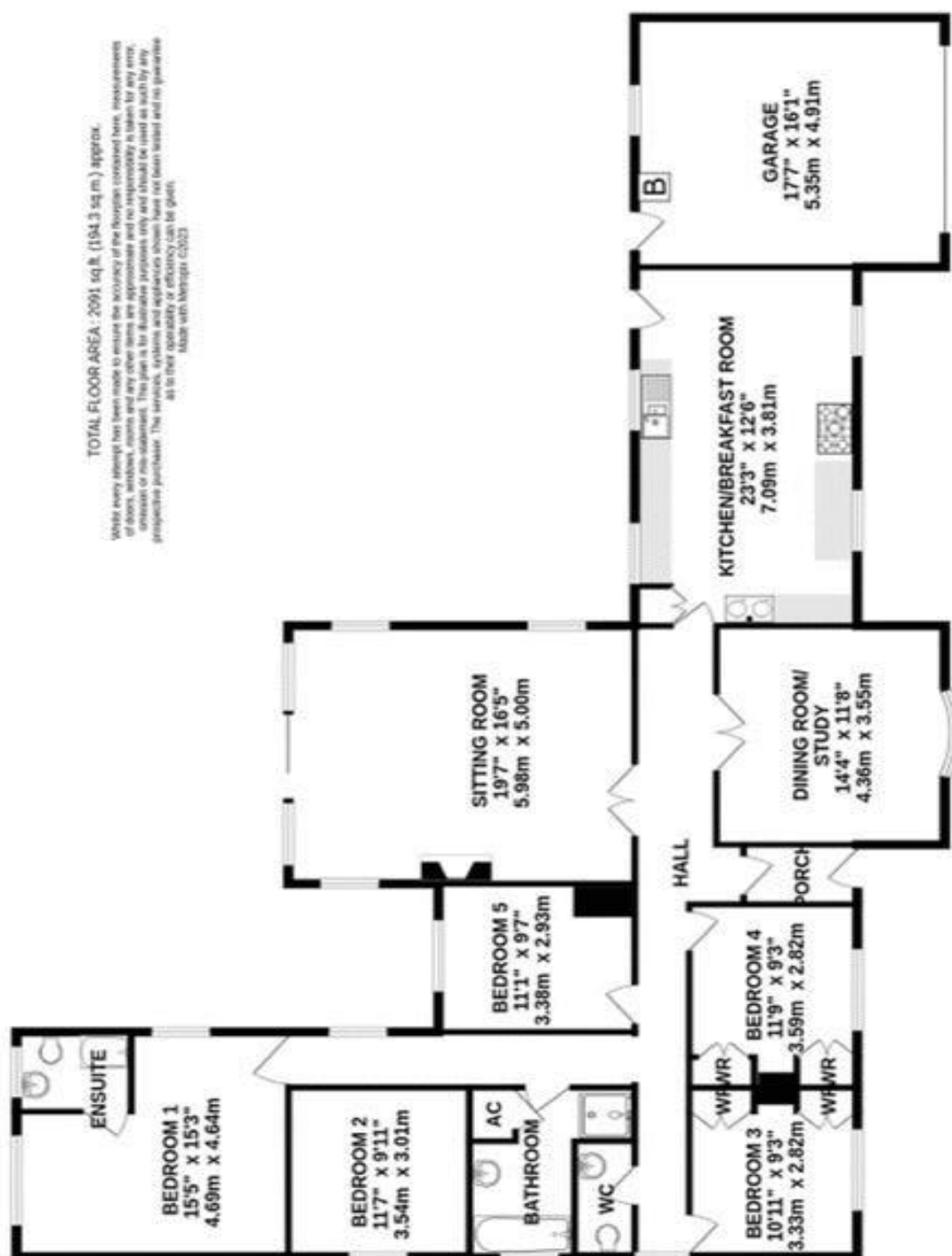
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## GROUND FLOOR 2091 sq.ft. (194.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, discrepancies of 200cm, which covers any one room, are approximations and not intended to be taken literally. The floorplan is for general guidance 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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