

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



COOMBE BROOK, LAMBROOK STREET, GLASTONBURY, SOMERSET, BA6 8BY



**COOMBE BROOK,
LAMBROOK STREET, GLASTONBURY, SOMERSET, BA6 8BY**

This glorious, mainly early 19th Century, family home, together with its converted coach house and mature grounds, is in the heart of the town and provides the best of both worlds with amenities within walking distance and privacy, space and beautiful countryside on the doorstep.

Coombe Brook is Grade II listed and is a jewel nestled within expansive private gardens. The house includes an entrance hall, cloakroom, 4 reception rooms, a superb kitchen/dining room and a large utility/boot room. Upstairs are 4 bedrooms, a dressing room and 3 bathrooms. This includes a splendid principal suite with a bedroom, well fitted dressing room and a large spa-style bathroom. In all over 300 sq.ms (3,300 sq.ft.).

The coach house provides further accommodation with an impressive entrance hall, cloak room, store, study and a splendid, open plan 34 ft. kitchen and living room with a high vaulted ceiling. Upstairs are three generous bedrooms, an ensuite shower room and a family bathroom.

At the rear is a garage.

The property has great privacy, approached by a tree lined long drive leading to a gravelled parking area. The mature and well landscaped grounds total towards an acre and a half.

Location

Situated near the Abbey grounds, between the magical Chalice Hill and the High Street, Coombe Brook has access to all the facilities Glastonbury has to offer. It enjoys the privacy afforded by a long drive and large, enclosed, established gardens.

Glastonbury is known for its spiritual and historic significance. It also has a vibrant High Street with a variety of shops, café's, restaurants and pubs and it has a wide variety of inclusive and welcoming societies and clubs.





Description

Dating back to at least the early 16th century this handsome house is mainly stone and brick built under a clay pantiled roof. The front elevation has ashlar quoins and plinth, some sash windows with keystones and an extremely attractive verandah. This shelters the central round-headed doorway with moulded surround and a semi-circular fanlight. Internally, classic features remain including parquet flooring, mouldings, and wood panelling and which have been blended skilfully and seamlessly with modern architecture and comforts to ensure the house remains relevant and fit for purpose.

The recent development of the coach house provides an impressive and extraordinary addition. Dramatic use of space and subtle design features showcase the heritage of the original building.

The gardens have been nurtured and well maintained and their real charm lies in their romantic, rambling character which enables one to lose oneself. Ancient trees and unexpected architectural features remind you of the intriguing history of the site.

A striking feature of this property is how balance, harmony and comfort combine to create an enchanting environment, both internally and externally.

In short, this is a property of quality which has been lovingly maintained and sympathetically improved over the years

Accommodation

The attractive part-glazed front door opens to the hall which has parquet flooring, timber panelling and a staircase. To the right is the day room with it's wood burning stove and a large floor to ceiling west facing window. This room leads to the spectacular kitchen/dining room which has been thoughtfully and skilfully planned and constructed, creating an uplifting environment where the inside blends seamlessly with the outside. Huge, frameless, sliding, glazed panels (Sky-Frame) retract, opening the room up to a south facing, sheltered terrace. A clever overhang above ensures that neither rain nor sun limit your enjoyment of this space. Underfloor heating maintains the temperature as required.

The kitchen is bespoke, solid timber with a granite worksurface, and an oblong island takes centre stage, dividing the workspace from the dining area. There is a small sink with an insinkerator for vegetable prep on the island, with a double sink opposite. Appliances include an integrated steam oven, dishwasher, microwave, drinks fridge and range cooker with gas hob, hotplate, extractor and a large fridge/freezer. There are under unit lights throughout and ample storage in large full height cupboards in the dining area.

To the rear of the day room a door leads to the boot room/utility room. Here there's also a sink, granite worksurface and shelving with space for a tumble dryer, washing machine and fridge/freezer.

An exterior door leads out and an internal door leads back to the hall and a cloak room with plenty of space for boots and coats. Beyond is a garden door and the back stairs to the first floor.







To the left of the entrance hall is the sitting room with a large west facing window and a door into the double aspect drawing room which has French doors opening to the garden. The bay window with its fitted seats is an ideal and a comfy place to sit and play cards. The open fireplace provides a focal point to this charming room and to the right the large timber bookcase conceals a secret.

One of the books is a lever which, when activated, causes the whole bookshelf to open, revealing a hidden room. This super versatile space has been a dance studio and it retains the huge, mirrored cupboards at one end and the balance bar on the wall. It is bright, with three windows and an exterior door to the garden and oak flooring.

First floor

The main staircase, with an elegant handrail, leads to a galleried landing and serves the 4 bedrooms which all have built-in wardrobes and attractive garden views.

The master bedroom suite has a fully fitted dressing room and a luxurious, colonial style bathroom with twin basins, bidet, bath and shower area.

There are three other bedrooms, a bathroom and a shower room.

The Coach House (The Barn)

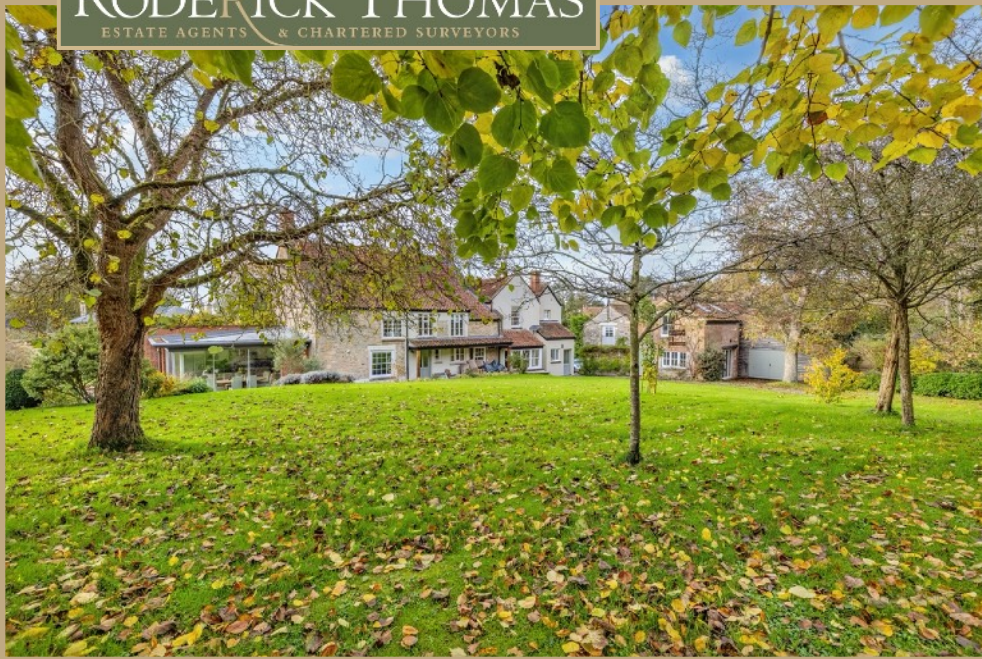
Originally thought to be the laundry for the Abbey this traditional building is surprising in its scale and internal grandeur. Beautifully crafted walnut shelving on two walls creates an elegant hall with a cloakroom to the right and a study to the left. A short flight of blue lias stone steps rise to the magnificent 34ft open plan living accommodation. A vaulted ceiling rises in an ecclesiastical style with a handsome north facing window dominating the north wall. Back down to earth, French doors open to a cobble terrace on the east of the building, a perfect spot to enjoy a morning coffee. Engineered oak flooring and a huge wood burning stove ensure the space, despite it's scale, is warm and comfortable to live in. The kitchen is cleverly designed to be discrete and subtle. A granite worksurface and integrated dishwasher, fridge freezer, washing machine/tumble dryer, oven and gas hob with extractor and superb coffee station in neutral tones deliver functionality with a sense of sophisticated, understated elegance.

Upstairs there are 3 generous bedrooms, one with an ensuite shower room and there is a family bathroom.

In total the grounds and garden are towards an acre and a half, surrounded by a combination of redbrick and stone wall.







Outside

A bespoke, double, wrought iron gate with gingko leaf pattern opens to the driveway which continues to a parking area in front of the Coach House (with an EV charge point.) A cobbled lane leads to a rear garage.

The house has a paved veranda to the front and a sheltered terrace to the south side. Expansive gardens surround the house on all sides providing interest and colour in all seasons. Roses climb up the veranda and a magnolia hugs the west wall. A wisteria clad wall leads to a rear terrace where the kitchen joins the garden. Raised beds provide interest around the terrace and from here the lawn rises gently with a variety of dispersed trees giving the illusion of an infinite wooded environment.

Contained within a stone-built channel a small stream trickles through the garden from east to west, a footpath meanders alongside this and opens to a secluded, paved terrace by a small pond. On the north side there is an elaborate kitchen garden, green house and tool shed.

Tenure and other points

Grade 11 listed in a conservation area. Mains electricity, water, gas and drainage. Underfloor heating in the kitchen, ensuite bathroom and ground floor of the barn. Council Tax Band G. EV charging point.

Directions

Coming up the High Street turn right into Lambrook Street. Pass the traffic calming chicane and Launder Close on the left, then, after 10mts, take the unmade road on the left before you reach Silver Street on the right. Follow this lane up hill for 40mts and the gates to Coombe Brook are a head.

What3Words:///refer.improving.surprises

About the area

Glastonbury has been a religious centre throughout history and back into the times of legends. The Celtic monastery evolved into one of England's wealthiest and most influential abbeys and the town grew up alongside it. Today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey.

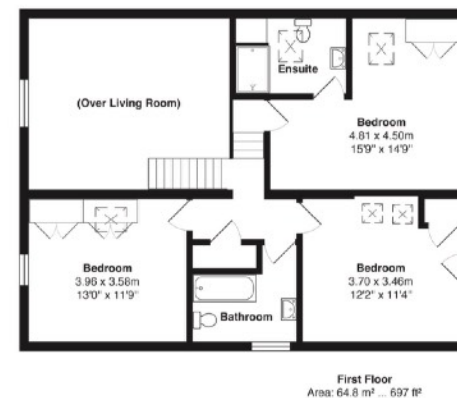
Just 5 miles from Glastonbury is Wells which is the smallest city in England (population 10,000). Its centre is the market place (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace.

Immediately to the south (2 miles) of Glastonbury is the more recent town of Street and these centres provide a huge range of facilities and amenities. There are excellent local schools and the private sector includes Millfield, Wells Cathedral School, Downside, All Hallows and the Bruton schools. About 12 miles south east is Castle Cary station with a main rail line to London.



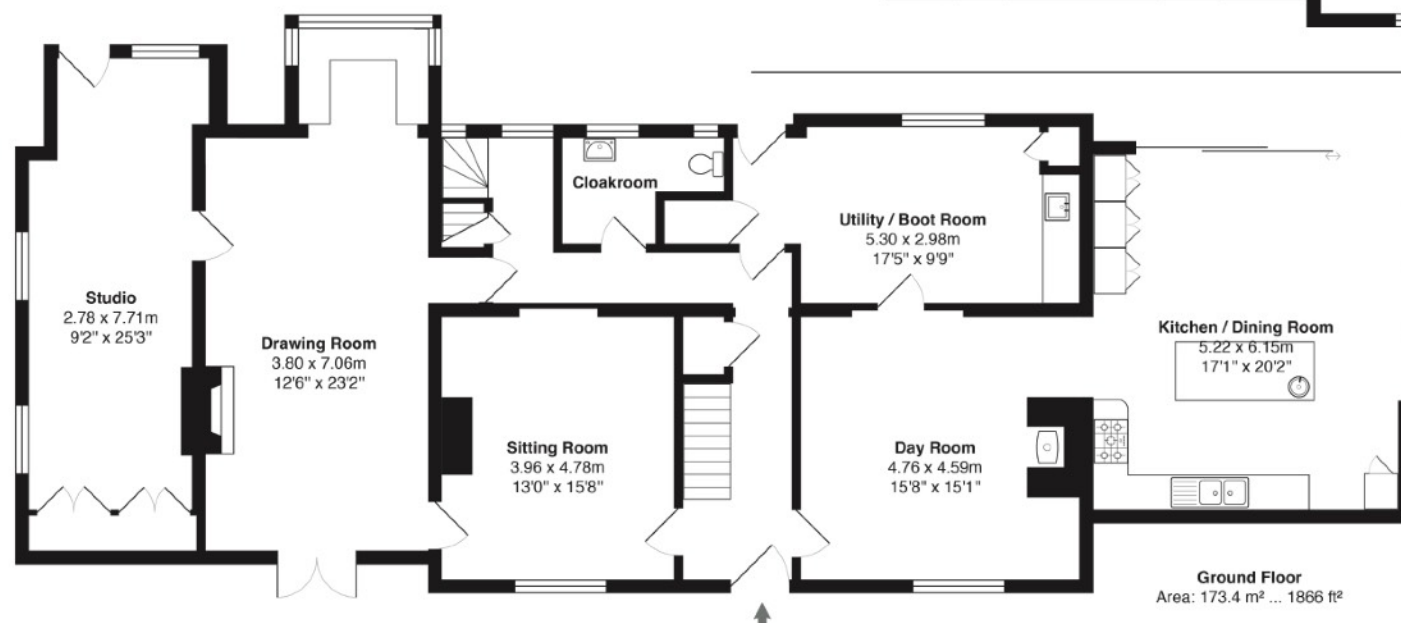
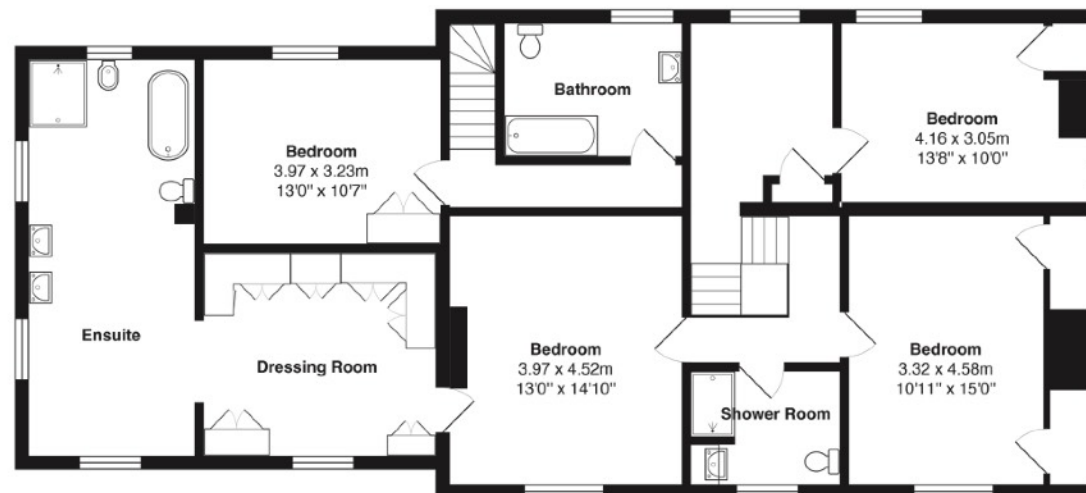
Coach House, Coombe Brook, Glastonbury

Approximate gross internal floor area of main building - 165.8 m² / 1,784 ft²



Coombe Brook, Glastonbury

Approximate gross internal floor area of main building - 308 m² / 3,315 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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