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**Glastonbury**  
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**Street**  
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## DOUBLE HOUSE FARM, CHAPEL LANE, MEARE, BA6 9TJ OFFERS IN EXCESS OF £750,000 - FREEHOLD

Situated on a plot measuring approximately 1.7 acres and retaining many period features is this five bedroom detached farmhouse. The property comprises an entrance hall, living room, dining room with inglenook fireplace, kitchen, utility room, study, two shower rooms, five bedrooms and two attics. Externally, located in the gardens there is a barn, games room with a bar and a workshop, all with light and power. There are fully enclosed lawned gardens with a patio seating area and driveway with ample off road parking that leads to the field at the rear.

A viewing is highly recommended in order to fully appreciate what this property has to offer.

## AMENITIES & RECREATION

The village of Meare lies 3 miles west of Glastonbury and about 5.5 miles south east of Wedmore. Wells and Street are also within easy reach. Meare is a village and civil parish and has been a settled site for even longer than Glastonbury. The parish Church of St Mary, formerly in the keeping of Glastonbury Abbey dates from 1323 and is a Grade I listed building. The village also has a primary school, a number of societies and clubs and a good community spirit. The historic town of Glastonbury boasts a variety of unique local shops with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The Cathedral City of Wells is 9 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 15 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## PURCHASERS NOTE

Please note that the property benefits from solar panels. These are owned outright with a Feed-In Tariff with Good Energy.

## ENTRANCE HALL

UPVC double glazed entrance door to side. Doors to living room and dining room. Stairs rising to first floor.

## LIVING ROOM

15' 3" x 15' 4" (4.65m x 4.67m)  
Double glazed window to side. Cast iron feature fireplace with timber mantle over. Victorian style radiator. Exposed stonework. TV point. Opening through to study.



## STUDY

12' 8" x 11' 3" (3.86m x 3.43m)  
Double glazed window to side. Wall mounted electric radiator. Cupboard housing electric consumer unit. Opening through to hallway.



## HALLWAY

Door to downstairs shower room and opening through to kitchen.

## DOWNSTAIRS SHOWER ROOM

7' 3" x 9' 4" (2.21m x 2.84m)  
Fitted with a low level WC, pedestal wash basin and double width shower cubicle with mains connected shower over. Fully tiled walls. Wood effect vinyl flooring. Wall mounted heated towel rail. Double glazed obscured window to side.

## KITCHEN

11' 2" x 16' 5" (3.4m x 5m)  
Fitted with a range of oak wall, base and drawer units with composite work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap over. Integrated five ring induction hob with stainless steel splash back and cooker hood over. Integrated electric double oven. Space and plumbing for dishwasher. Space and plumbing for American style fridge freezer. Vinyl flooring. Double glazed window to side. Oak stable style door through to utility room and opening through to dining room.



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#### UTILITY ROOM

18' 9" x 10' 2" (5.72m x 3.1m)

Fitted with a range of oak wall, base and drawer units with solid wood work surfaces. Inset stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine. Wall mounted oil fired boiler. Tiling to splash prone areas. Vinyl flooring. Oak stable style door to rear. Double glazed window to rear.



#### DINING ROOM

15' 2" x 18' 9" (4.62m x 5.72m)

Double glazed window to side. Large inglenook fireplace with bread oven and inset cast iron log burner with flagstone hearth and exposed stonework. Built in storage cupboards to chimney breast. Victorian style radiators. Original flagstone flooring. Wall mounted down-lighters. TV and telephone points. Under stair storage cupboard. Door to entrance hall.



#### STAIRS TO FIRST FLOOR

#### LANDING

Doors to all bedrooms and upstairs shower room. Feature internal stained glass window of Glastonbury Tor.

#### BEDROOM ONE

15' 3" x 15' 5" (4.65m x 4.7m)

Double glazed window to side. Cast iron feature fireplace with timber mantle and marble hearth. Radiator.



#### BEDROOM TWO

18' 7 max" x 11' 7" (5.66m x 3.53m)

Two double glazed windows to side. Exposed stonework. Wall mounted electric heater. Built in storage cupboard. Door to stairs leading to attic.



#### BEDROOM THREE

15' 3" x 12' 9 max" (4.65m x 3.89m)

Double glazed window to side. Airing cupboard housing hot water tank. Door to stairs leading to attic. Stripped oak shelving to chimney breast.

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**BEDROOM FOUR**

11' 9" x 12' 3" (3.58m x 3.73m)

Double glazed window to side. Wall mounted electric heater. Recessed spotlights.

**BEDROOM FIVE**

12' 1 max" x 8' 11 max" (3.68m x 2.72m)

L-shaped room with double glazed arched window to side. Radiator.

**UPSTAIRS SHOWER ROOM**

6' 3" x 8' 3" (1.91m x 2.51m)

Fitted with a low level WC, pedestal wash basin and fully tiled shower cubicle with electric shower over. Wooden flooring. Extractor fan. Inset spotlights. Exposed stonework. Double glazed obscured window to side.

**ATTICS**

The property has two separate pitched roofs providing two attic spaces. Both attic spaces are boarded and could be converted subject to planning.

**ATTIC ONE**

37' 8" x 16' 1" (11.48m x 4.9m)

Accessed via bedroom three. Access to solar panels.

**ATTIC TWO**

37' 8" x 14' 4" (11.48m x 4.37m)

Accessed via bedroom two.

**OUTSIDE**

**GARDENS**

The property is accessed via Chapel Lane with a five bar wooden gate opening onto the driveway which leads through to the field at the rear. A pedestrian gate is located to the front with a pathway leading to the main entrance. To the side there is an enclosed lawned side garden which is enclosed with hedgerow. To the rear of the house there is a paved patio seating area, perfect for entertaining. External lighting and water supply.

**FIELD**

To the rear of the property there is a field measuring approximately 1.5 acres. The field is laid to lawn and is enclosed with a combination of hedgerow and fencing. Selection of mature trees. Additional hard-standing parking.





**GAMES ROOM & BAR**

29' 9" x 18' 9" (9.07m x 5.72m)

Double glazed windows and French doors to rear onto the field. Double glazed window to side. Barn doors to front onto a covered seating area. Light and power. Fitted bar with oak work surface.



**WORKSHOP**

10' 9" x 30' 4" (3.28m x 9.25m)

Barn doors to side. Glazed window to front. Light and power.

**BARN**

29' 11" x 36' 8" (9.12m x 11.18m)

The barn is of timber construction and can also be used as a garage. Vehicular access to the side via double doors. Pedestrian access to the front. Double glazed window to rear. Light and power.

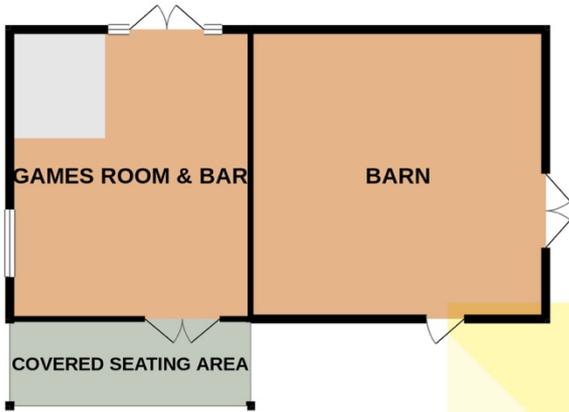


Score	Energy rating	Current	Potential
92+	<b>A</b>		95   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

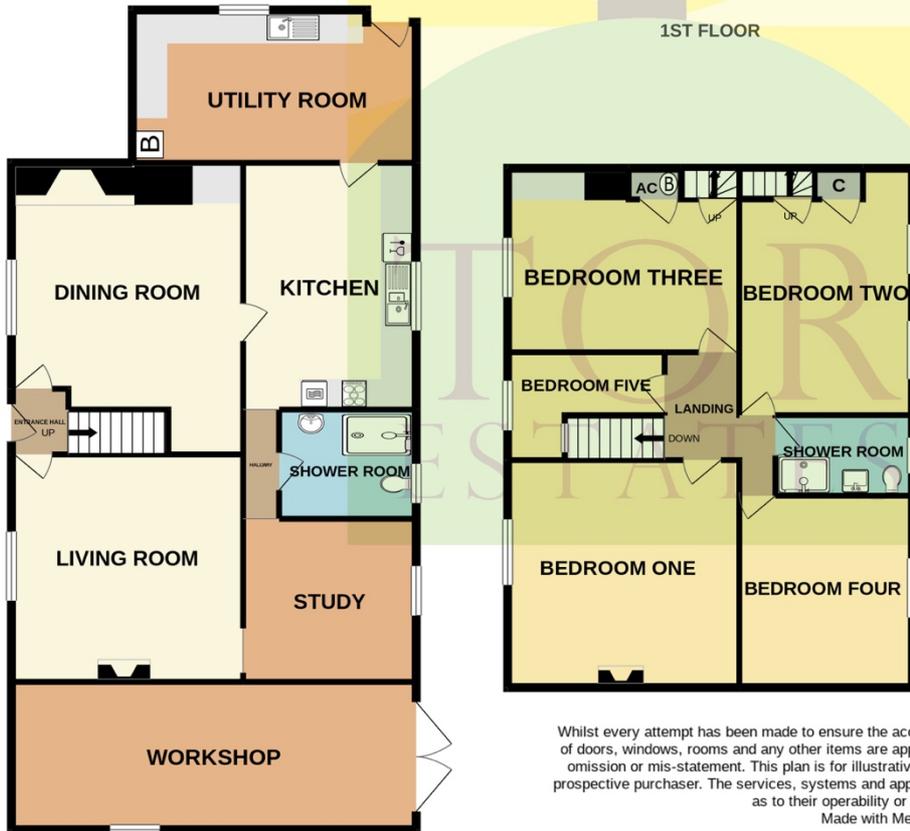
<p><b>TENURE:</b>  <b>SERVICES:</b>  <b>LOCAL AUTHORITY:</b>  <b>VIEWING ARRANGEMENT:</b></p>	<p><b>PROPERTY INFORMATION:</b>                  Freehold                  Mains connected electric, drainage and water (metered)                  Mendip District Council. Tax Band E.                  By appointment only through Tor Estates. Please call us to arrange a convenient appointment.</p>
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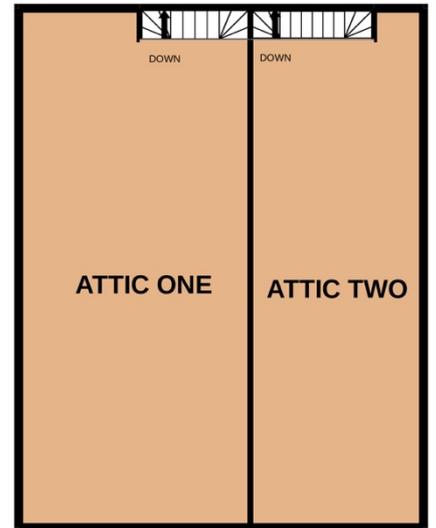
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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