



3 Northload Terrace | Glastonbury | BA6 9JW

FREEHOLD

£295,000

PROPERTY SUMMARY



This beautiful Victorian terraced cottage is situated within close proximity to Glastonbury town centre, yet offers quiet seclusion, tucked away along a quiet snicket. The accommodation is presented to an exceptional standard, with period and bespoke features throughout.

The ground floor includes an internal porch, open plan sitting and dining room with flagstone floors and a beautiful carved feature fireplace, study with bespoke wooden cupboards and a bespoke shaker style kitchen. Stairs leading up to two double bedrooms, a family bathroom and a spacious dressing room with bespoke shelves and rails. Big loft space with easy access.

The south facing front garden features an eco-system pond, flanked by gorgeous wisteria, with a large patio area for dining. The property is the perfect "lock-up-and-leave" with electric security shutters to the front door and ground floor windows.

This cottage was previously very tastefully extended and therefore offers much larger accommodation than one might expect for a property of this kind.

An early viewing is highly recommended to avoid missing out on this gem of a cottage.



Entrance

Pathway through the front garden to the front door, internal porch with small storage cupboard, coat racks and hanging space, fitted rolldown security shutter. Bespoke internal wooden front door leads to large open plan sitting and dining room.

Open Plan Lounge & Dining Room

21'2 x 15'2 (6.45m x 4.62m)

Feature fireplace with wood burning stove and flagstone floors. Hardwood double glazed windows to front with electric shutters. Doors leading to study and another door leads to the kitchen. Stairs to first floor, under stairs cupboard and two radiators.

Study

Exposed stone wall, oak wooden floor, bespoke wooden cupboards which are ideal for storage, double glazed picture window and radiator.

Kitchen

10'2 x 6'3 (3.10m x 1.91m)

A fully fitted, bespoke shaker-style kitchen with wall, drawer and base units, and wooden worktops. Inset ceramic butler sink with mixer tap over, integrated electric oven with induction hob and cooker hood. Space for a fridge/freezer and dishwasher. Tiled flooring and hardwood double glazed window.

Landing

Doors to bedroom one, bedroom two and family bathroom.

Bedroom One

11'10 x 11'11 (3.61m x 3.63m)

Spacious bedroom with original wooden floorboards, double glazed window to front with fitted fly screen, and radiator.

Original period features throughout

Short walk to Glastonbury High Street

Open plan lounge and dining room With flagstone floor

Bespoke wood finishes and original wooden flooring upstairs

Wood burning stove with carved oak mantle

Security shutters making this an ideal Lock-up and leave

Enclosed south facing garden with eco-system pond

Freehold- Council Tax Band C

Close to High Street



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Bedroom Two

8'10 x 9'5 (2.69m x 2.87m)

Double bedroom with original wooden floorboards, built in cupboard, hatch to loft with pull down stairs for easy access, hardwood double glazed window to front with fitted fly screen, and radiator.

Bathroom

Very light and airy, with wooden floor, three piece white suite, low level WC, wash hand basin, panelled bath with shower over, large heated towel rail.

Dressing Room

9'6 x 6'6 (2.90m x 1.98m)

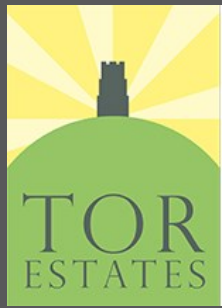
Beautiful, large dressing room with bespoke steel hanging rails either side and glass fitted shelf unit. Wooden floor and two Velux double glazed windows with fly screens, space for washing machine, and radiator. This is a large room with the potential to be another bedroom.

Front Garden

Accessed via a quiet pathway off Northload Street, through a gate into the delightful front garden with feature eco-pond, flanked by Wisteria. There is a large patio area for dining, and borders with a variety of flowers, trees and shrubs. New fencing to both sides and a large shed.

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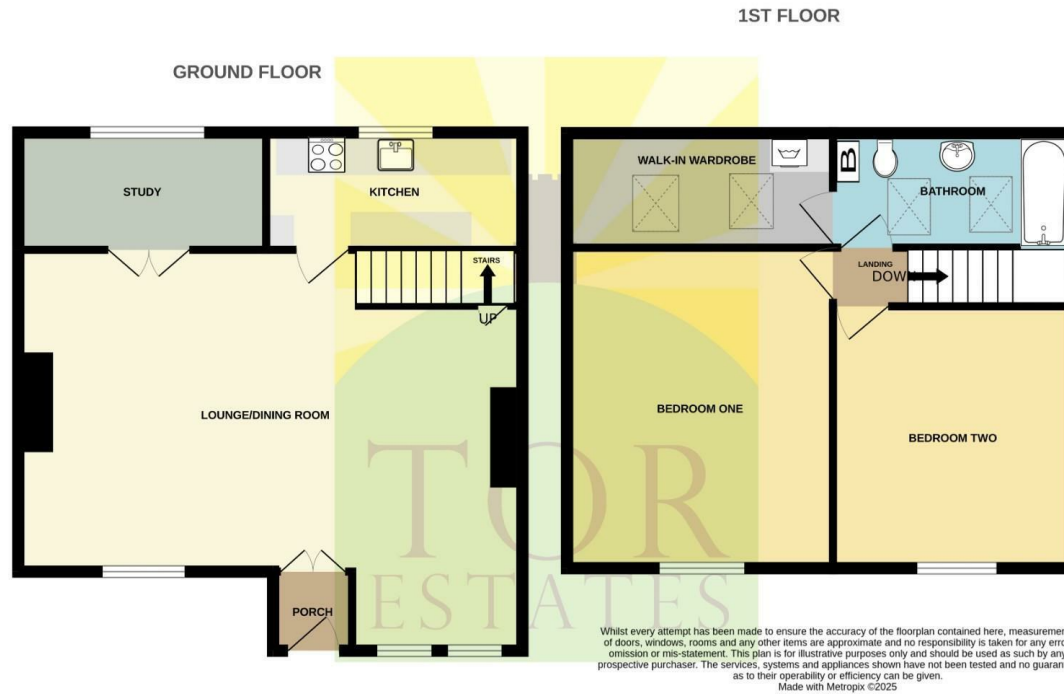
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

