

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



NORTH VIEW, 31 MEAREWAY, MEARE, GLASTONBURY, SOMERSET, BA6 9TY



**NORTH VIEW,
31 MEAREWAY, MEARE, GLASTONBURY, SOMERSET,
BA6 9TY**

*Wedmore 5miles, Glastonbury 4miles, Wells 10miles, Bristol Airport
19miles,
Bath and Bristol 28miles.*

A golden opportunity to acquire a charming house in a totally secluded, rural location with far reaching views and a large garden.

There is an entrance hall, utility room, inner hall, cloakroom, large wet room, kitchen/diner, sitting room and conservatory. Upstairs there are three good sized bedrooms, one with an ensuite shower and there is a family bathroom.

Outside there is a gated drive with plenty of parking, an integral single garage and stable building. A substantial lawned garden stretches into the distance to the south.

Guide Price £650,000

Location

An enchanting and tranquil location, surrounded by countryside which offers great privacy. Meareway is a very quiet, infrequently used lane that runs north to south connecting Westhay to Meare. There is a good pub in Westhay and a primary school in Meare. Both villages have good communities, and they share a village hall. More comprehensive facilities are available 3 miles southeast in Glastonbury.





Description

This lovely house has plenty of space upstairs and downstairs with good sized bedrooms and a large eat-in kitchen. Outside there are many options for storage with a garage, a stable building, a greenhouse, and a couple of additional timber sheds. It is surrounded by beautiful countryside and there are attractive, far-reaching views.

If you want a home that lets you get away from it all, this is the place for you.

Accommodation

The front door opens to an enclosed, glazed porch. A door to the right leads to the utility room which has fitted units with a sink and space for a washing machine, tumble dryer, and fridge/freezer. A door opens from here into the garage. Another door opens from the porch into the entrance hall. To the right is a cloakroom and separate wet room and to the left is an understairs cupboard and the large eat-in kitchen. This triple aspect room has fitted units, an oil Rayburn with electric controls, beside this is an electric oven, hob and extractor. A double sink sits under a window which looks east and a large window at the end of the kitchen offers attractive views over the garden to the south. There is space for a slimline dishwasher, and an under-counter fridge there is also plenty of space for a table and chairs. The sitting room next door has a stone fire surround and French doors out to the conservatory. This sunny, south facing room has French doors out to the terrace and garden and another door that leads back into the kitchen.

There are 3 bedrooms upstairs, one with super built-in cupboards and an ensuite shower room. There is also a separate family bathroom and large airing cupboard.

Outside

The house is approached, off the quiet lane, through wooden farm gates. There is plenty of parking on a gravel drive in front of the garage. The garage has loft storage and electricity. At the other end of the house a single storey building, which looks like an old stable. This offers scope for further accommodation and currently provides plenty of additional storage, it also houses the boiler.





Tenure and other points

Freehold. Not listed. Mains electricity, water and oil-fired central heating with private drainage. Council Tax Band E. EPC rating E.

Directions

Leave the Wells Office and follow the A39 to Glastonbury. At the Glastonbury Reclamation roundabout take the 3rd turning to Wedmore on B3151 Meare Road. Follow this for approx. 3 miles until you reach Meare. Meareway is a small lane on the right in the heart of Meare. Follow Meareway for approx. 500mts and the house is located on your left.

What3words/// kilt.guilty.petulant

About the area

Glastonbury's past and its present are linked with its dominant landmark and the town grew up alongside the Abbey and become a manufacturing and trading centre. Today it's a thriving market 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.

There are excellent state & independent schools, Wells Blue School, St Dunstan's, Wells Cathedral School, Strode College, Millfield and the Bruton schools.

Meare is a village and civil parish 3 miles northwest of Glastonbury 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, village meeting rooms, a number of societies and clubs and a good community spirit.

A farm shop selling essentials and local produce is located on the outskirts of the village between Meare and Westhay. Close by is the Shapwick Heath Nature Reserve with superb walks along numerous paths with trails and hides, a great way to escape the hustle and bustle of daily life. The Heath has an abundance of wildlife including Otters, Marsh Harriers, Bitterns, Great White and Cattle Egrets and the fabulous Starling murmerations in the spring and autumn, these are a magnificent and often twice daily sight around the village. There is easy access to the other towns of the area including Wells, Street and Wedmore whilst Bristol and Yeovil are well within commuting distance.



**North View,
31 Meareway,
Meare**



Approximate gross internal floor area of main building - 195.5 m² / 2,105 ft²



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

