

LODESTONE



Silverwood, Havyatt





Silverwood, Havyatt

BA6 8LF

Guide Price: £890,000

5 
Bedrooms

3 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Attractive contemporary family home
- 5 bedrooms, 2 ensuite
- Superb open plan kitchen-dining-sitting room
- Lovely established garden with views of Glastonbury Tor and the Mendip hills
- Beautifully presented throughout
- Spacious double garage with electric doors
- Off Street parking for at least six cars





Silverwood is a truly magnificent modern residence situated close to Glastonbury. Dating from 2004 it has been meticulously improved by the current owners to create a harmonious and generously proportioned family sanctuary. Nestled in a picturesque setting, it is a well-designed home epitomising the perfect blend of elegance and easy outdoor living. The impeccable attention to detail is evident in the high-end finishes that have been applied to the expansive kitchen/dining/sitting room, ensuring unparalleled comfort throughout.

The front door opens beneath a charming porch that leads to a spacious hallway with solid oak flooring. The reception hall radiates an inviting ambiance, accentuated by a large staircase featuring an under-stair feature alcove. Off the hallway, doors open to a sophisticated living room, which flows into a stunning garden room with terracotta tiled flooring and a wood-burning stove for cosy winter evenings. Roof lights flood the room with natural light, while double doors create a seamless transition to the garden from where there are stunning views of the Mendip hills and Glastonbury Tor. The heart of the home is a magnificent kitchen-dining-sitting room showcasing a granite topped island, top-of-the-range Neff appliances and a stunning three oven electric Aga. The kitchen is further enhanced by a generous integrated fridge, freezer, dishwasher, electric oven and gas hob. Elegantly designed for large family gatherings, it features bespoke cabinetry by John Franklin, with oak shelving and engineered oak flooring throughout. Slate wall tiles complement the granite worktops, adding a touch of sophistication. At the far end, iroko hardwood double doors open onto an expansive limestone terrace, again offering a picturesque vista of the Mendip Hills, an idyllic backdrop for evening aperitifs and alfresco dining with friends and family. Completing the ground floor are a stylish cloakroom and a spacious utility and boot room, decorated in a neutral colour palette to appeal to the most discerning tastes. The staircase with oak handrail, gracefully ascends to a wonderfully spacious landing. The luxurious master







suite is a retreat, complete with ensuite bathroom and a spacious dressing room. Additionally on the first floor there are a further four bedrooms, one of which is accompanied by its own ensuite bathroom. Each bathroom is thoughtfully designed with modern fixtures and heated towel rails, ensuring the utmost comfort and sophistication.

Silverwood offers the opportunity to move in and start enjoying all that Somerset has to offer, it has been exceptionally well maintained by the current owners and we highly recommend viewing to appreciate all that is on offer here.

Outside

Outside, the property is approached via an attractive gravel driveway, leading to a double garage equipped with electric doors and multiple electric points. The driveway accommodates at least six cars. Side gates at either side of the house provide convenient access to the rear of the property where a garden oasis lies. This enchanting outdoor space features mature trees, notably Silver Birch, Ash, Alder, Mountain Ash, Oak and a Willow alongside a gently sloped lawn that leads to the garden's edge. A grand terrace spans the width of the property, providing an idyllic space for social gatherings and barbecues. The garden is beautifully enclosed with wooden fencing and Maple hedging, creating a sense of privacy and tranquility. A productive vegetable patch and a flourishing blackcurrant bush add to the charm of this garden, while a further terrace area, currently home to a greenhouse, offers delightful views back to the house. Silverwood is not just a home; it embodies comfort and the beauty of nature.

Situation

Silverwood is ideally located on the outskirts of the town of Glastonbury a unique place combining history, spirit and legend. Glastonbury is a vibrant town, "The Isle of Avalon" where King Arthur went after his last battle, with a market every Tuesday, the stunning Glastonbury Abbey and The Tor.





Nearby is the town of Street with the outlet shopping centre Clarkes Village. There are many renowned public houses including The Lion pub in nearby West Pennard. Local supermarkets include Tesco, Waitrose, Sainsburys, Morrisons and Aldi. Close by is the popular historic Cathedral City of Wells. Also within a twenty minute drive is Bruton with its several well-known restaurants, pubs and bars including the Old Pharmacy, Osip, At the Chapel and The Roth Bar and Grill. The mainline station is Castle Cary (London Paddington) with The Creamery trackside restaurant and farm shop owned by the Newt celebrating a primary gateway to Somerset. Whilst the A303/ M3/M4 provide fast access to London and the Southwest Bristol Airport. There are regular bus services from Glastonbury to Bristol and Wells.

Schools

There is a wide selection of both state and private schools in the area, notably Millfield Prep and Senior School, Wells Cathedral School and The Blue School.

Directions

Postcode: BA6 8LF

What three words: pods.embers.download

Viewing by appointment only



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset County Council

Council Tax Band: G

Guide Price: £890,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for several cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: The property has not flooded. According to the Gov.uk long term flood risk website, the property is in an area at very low risk of flooding from river or sea and very low risk from surface water flooding

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

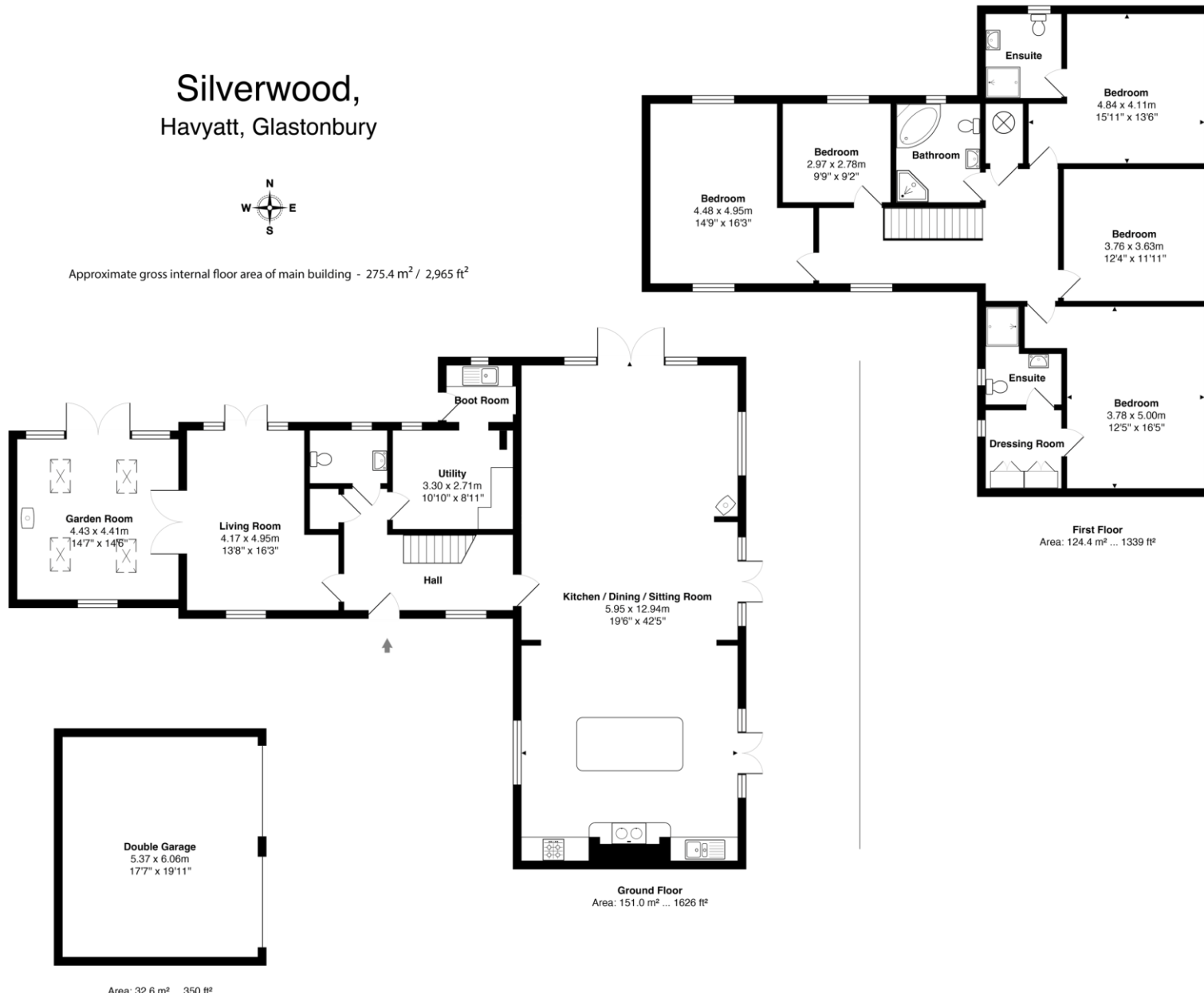
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



Silverwood, Hayatt, Glastonbury



Approximate gross internal floor area of main building - 275.4 m² / 2,965 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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