





£565,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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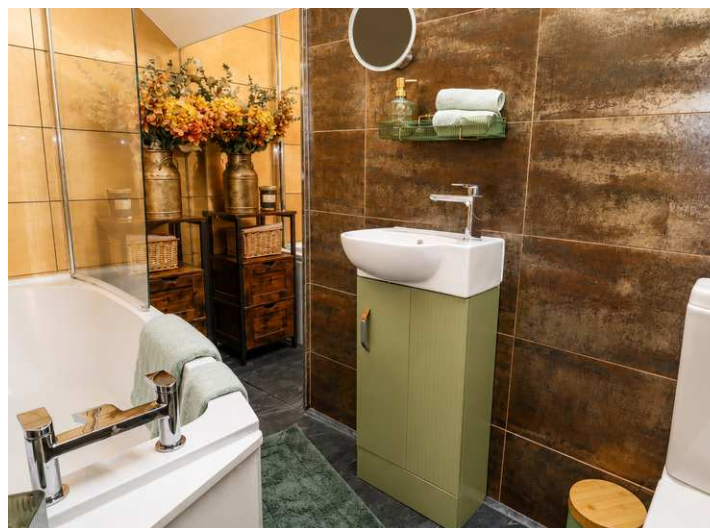


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Energy
Rating

E

Council Tax Band C



Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury follow the A361 towards Shepton Mallet and continue into the village of West Pennard. Upon entering the village, proceed through the village pass in the Lion at Pennard on your left. The turning for Scottles Lane can be found on your right hand side, opposite the turning for Page Lane. Follow the lane around to the right, where Mystics Barn can be found on your left hand side.

Description

Tucked away on the edge of the sought after village of West Pennard, Mystics Barn is a characterful barn conversion offering a wealth of exposed stonework, beams and individual features throughout. Set within generous gardens and enjoying a series of private terraces and seating areas, the property combines period charm with versatile accommodation extending to circa 1,600 square feet. A home equally suited to family living, home working or those seeking a village retreat within easy reach of Glastonbury, Wells and the surrounding countryside.

Approached through a sheltered courtyard, a stable door opens into the kitchen/dining room, fitted with a range of oak wall, base and drawer units together with space for a range cooker and plumbing for both a dishwasher and washing machine. A useful walk in pantry provides excellent additional storage, whilst stairs rise to the first floor and an inner hall links the principal living accommodation. The drawing room is undoubtedly one of the property's most impressive spaces, open to the full roof height with exposed beams, a gallery landing and a multi fuel stove creating a striking focal point. Double doors connect the room to the inner hall, whilst a concealed door set within a bookcase reveals a substantial ground floor bedroom. A further entrance hall provides practical storage space and independent access from the front of the property.

The accommodation is arranged over two separate first floor areas, adding to the property's individual character. Above the sitting room is a versatile room currently used as a study, although equally suited as an occasional bedroom, hobby room or workspace. A second staircase rises from the kitchen/dining room to a separate landing serving two further double bedrooms and the family bathroom. The bathroom is fitted with a contemporary suite comprising a bath with rainfall shower over, vanity unit with wash hand basin and WC. Throughout the property, exposed stonework, timber beams and thoughtful design details combine to create a home full of charm and character.

Location

West Pennard is a charming village situated in gently undulating countryside four miles to the east of Glastonbury. The village benefits from the beautiful parish Church of St Nicholas, popular village primary school, public house and village hall. The A361 enables easy access to Millfield Preparatory School at Edgarley, the senior School in Street and is approximately 9 miles from the Cathedral City of Wells, also renowned for its own private school. Wells is the smallest city in England and offers a vibrant High Street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. The surrounding towns provide a wide choice of recreational and shopping facilities whilst the larger centres of Bath and Bristol are within an hour's commuting distance.





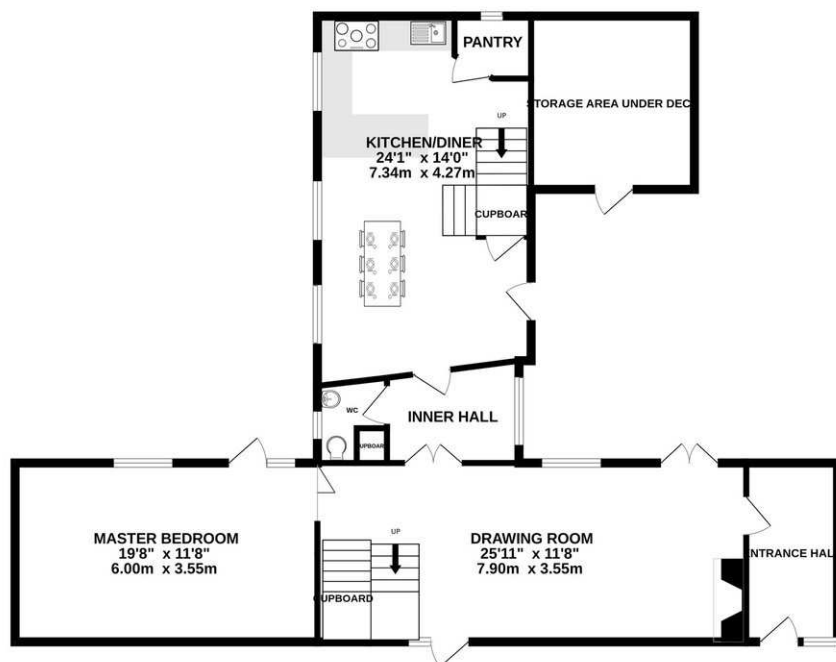
Outside, the property is approached through a wooden gate onto a driveway providing parking for several vehicles. Extensive lawned gardens extend to both the front and side, enclosed by mature hedging and planting. Steps descend to an enclosed courtyard and terrace which enjoys a high degree of privacy and provides an excellent space for outdoor dining and entertaining. A further raised decked terrace has been positioned to make the most of the sunny aspects, whilst additional stone steps lead to a large gravelled area offering useful outdoor space. A timber shed and wood store complete the grounds, which provide a variety of seating areas and attractive outdoor spaces to enjoy throughout the year.



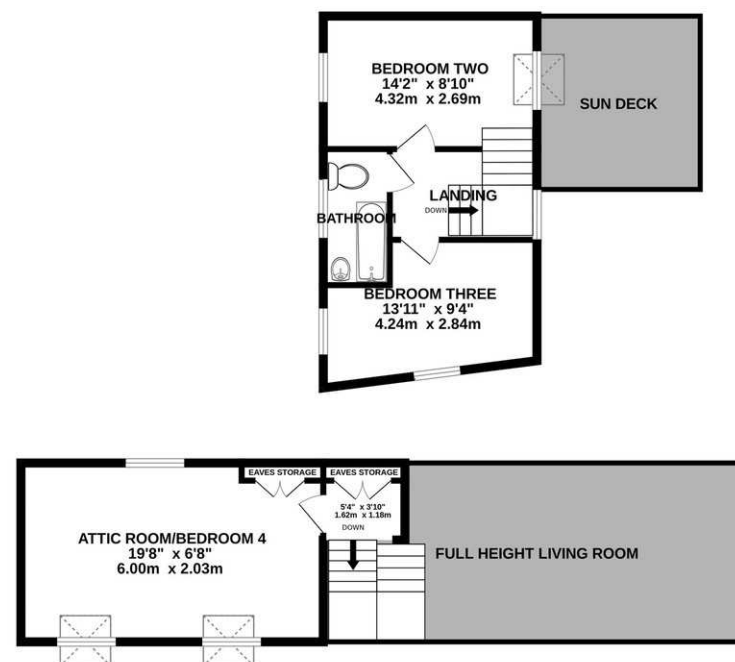
- Individual barn conversion occupying a tucked away position on the edge of West Pennard, combining character features, versatile accommodation and gardens within easy reach of Glastonbury and Wells.
- Impressive gallery drawing room open to full roof height with exposed beams, stonework and a multi fuel stove, creating a striking and welcoming principal reception space.
- Well appointed kitchen/dining room fitted with oak units, walk in pantry and space for a range cooker, together with direct access to the courtyard and principal living accommodation.
- Flexible layout extending to approximately 1,600 square feet, including three double bedrooms and a further study or occasional bedroom providing excellent work from home potential.
- Character features throughout including exposed stone walls, timber beams, gallery landing and a concealed bookcase door to the master bedroom, all contributing to the property's distinctive appeal.
- Generous gardens arranged around the property with extensive lawns, mature hedging, private courtyard, raised decked seating areas and a variety of spaces for outdoor enjoyment.
- Driveway parking for several vehicles together with useful external storage including a timber shed and wood store, completing this lovely village home.



GROUND FLOOR



1ST FLOOR



MYSTICS BARN, WEST PENNARD, GLASTONBURY BA6 8NW

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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