

holland&odam

1 Hillside | West Pennard | Somerset | BA6 8NR







£400,000

To View:

Holland & Odam
30 High Street, Glastonbury
Somerset, BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

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Energy Rating D

Council Tax Band C

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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

From Glastonbury take the A361 towards Shepton Mallet. After approximately 3 miles having entered West Pennard turn right into Newtown Lane. Continue, passing Church Lane on the left, follow the road around to the left and then turn left into Hillside where the house is located on the right.

Location

The property is situated on the outskirts of the village of West Pennard which has local amenities including church, excellent primary school and local Inn. The historic town of Glastonbury, famous for its Tor and Abbey Ruins in 4 miles and offers a good range of shops, banks, supermarkets, health centres, schooling (including Millfield Prep School at Edgarley), restaurants and public houses. The Cathedral City of Wells is 7 miles and the thriving centre of Street approximately 6 miles. The major centres of Bristol, Bath and Taunton are all within approximately one hour's commuting distance.

Description

Occupying an elevated position within one of central Somerset's most sought after villages, the property enjoys wonderful south westerly views across open countryside and offers well balanced accommodation ideal for family life. With four bedrooms, two reception rooms, attractive secluded gardens and a highly regarded village primary school just a short walk away, this is a home that combines a peaceful rural setting with everyday practicality.

A covered entrance porch opens into a welcoming reception hall with stairs rising to the first floor and doors leading to the principal accommodation. The triple aspect sitting room is a particularly attractive space, flooded with natural light and enjoying far reaching countryside views, with a wood burning stove providing a focal point. Adjoining this is a versatile reception room, currently used as a dining room, with French doors opening directly onto the garden and offering flexibility as a home office, playroom or occasional ground floor bedroom. The kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, complemented by a breakfast bar and useful utility cupboard. Completing the ground floor is a modern shower room.

The first floor landing serves four bedrooms and a well appointed family bathroom. The principal bedroom is especially impressive, enjoying a dual aspect and elevated views across the surrounding countryside, creating a wonderful outlook to wake up to each morning. The remaining bedrooms are all well proportioned and offer flexibility for growing families, visiting guests or those seeking dedicated home working space. The family bathroom is fitted with a contemporary suite incorporating both a bath and separate shower, completing a thoughtfully arranged home that balances practical family living with a delightful rural setting.











The property is approached via a driveway providing off road parking for two vehicles, with steps rising through an area of lawn to the front entrance. The gardens extend around the side and rear of the house, creating a generous outdoor environment that enjoys a good degree of privacy.

- Detached village home enjoying elevated south westerly views across open countryside, positioned within the highly regarded village of West Pennard and available with no onward chain.

- Bright triple aspect sitting room featuring a wood burning stove and delightful rural outlooks, creating a welcoming and comfortable principal reception space.

- Separate dining room with doors opening directly onto the garden, offering flexibility as a home office, playroom or additional ground floor bedroom if required.

- Contemporary kitchen fitted with integrated appliances, breakfast bar seating, extensive storage and a useful utility cupboard providing space for laundry appliances.

- Four first floor bedrooms served by a family bathroom, with the principal bedroom enjoying a dual aspect and far reaching views across the surrounding countryside.

- Attractive gardens incorporating lawns, established planting, seating terraces, a feature pond, timber sheds and excellent privacy throughout.

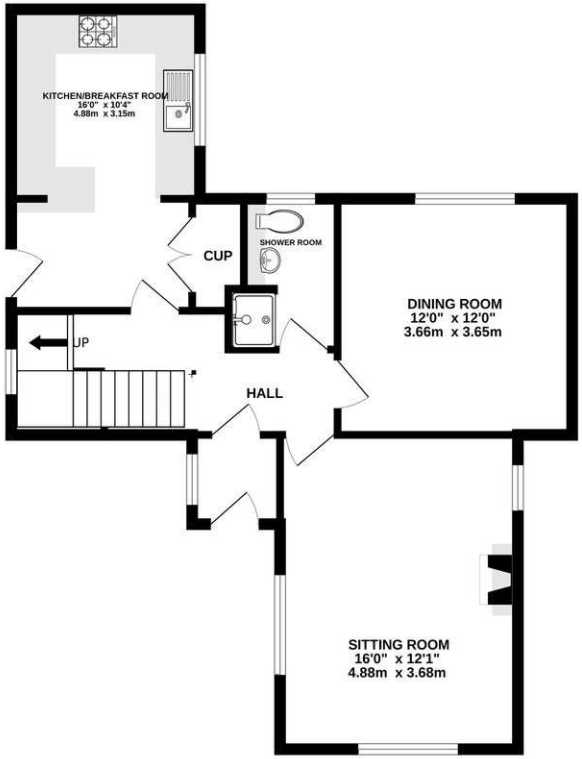
- Driveway parking for two vehicles, oil fired central heating, double glazing and a convenient position close to the village primary school, pub and local amenities.



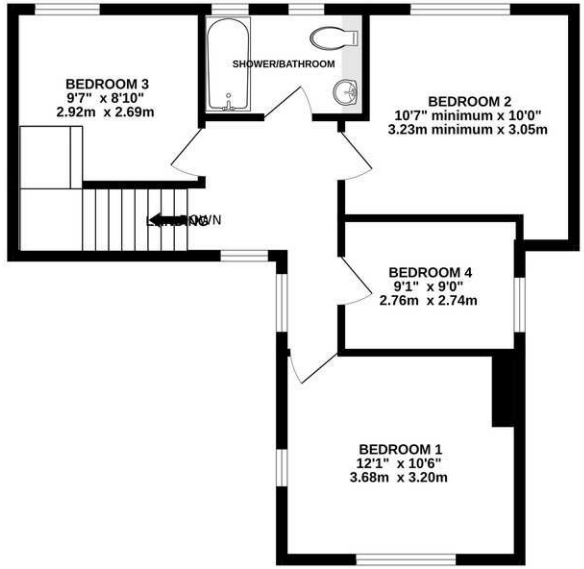




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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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