





£345,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater at the Wirral Park roundabout (B & Q on the left) take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the next roundabout take the first exit signposted to Meare/Wedmore. Continue through the village of Meare and into Westhay, along the road towards Wedmore, where the property will be found on the right-hand side.

Description

This extended semi detached period cottage offers flexible accommodation arranged around a large enclosed courtyard, together with a substantial garage and workshop. The property includes four bedrooms and a range of reception space, with the layout providing versatility for family living or multi use arrangements. Period features remain throughout, complemented by more recent improvements. Outside, the courtyard provides extensive parking while the rear terrace enjoys views over an adjoining orchard.

The property is approached through large wooden gates opening into a generous enclosed courtyard, with the most commonly used entrance being a side door into the kitchen. The kitchen is fitted with a modern range of wall, base and drawer units with space for an electric cooker and undercounter appliances, and opens directly into the dining room. The dining room enjoys a rear facing window and provides access through to both the utility room and the sitting room. The sitting room features a substantial stone fireplace housing a multi fuel stove, together with access to the front entrance porch, and stairs rising to the first floor.

The utility room is fitted with a range of wall and base units, housing the oil fired central heating boiler, installed in 2025. From here, doors lead out into the courtyard as well as into the ground floor shower room and a large ground floor double bedroom. This room offers flexibility and could equally be used as a second sitting room if required. On the first floor, there are three bedrooms and the family bathroom. Bedroom one is particularly spacious, enjoying dual aspect windows to the front and rear with views across the surrounding countryside, and includes a range of built in wardrobes and storage. Bedroom two is a double with a side window, while bedroom three overlooks the rear. The family bathroom is fitted with a shower enclosure, wash hand basin and WC.

Location

Westhay is a rural village 5.5 miles from Glastonbury and 4 miles from Wedmore. The village has a pub and garage whilst the neighbouring village of Meare provides a primary school and farm shop. The surrounding Somerset countryside is picturesque and with its many nature reserves is popular with walkers and naturalists. Glastonbury, home of Millfield Junior School (Edgarley), provides an interesting choice shops, a Morrisons Supermarket and choice of pubs and restaurants. The charming city of Wells is only 11 miles and the town of Street 7 miles. The larger centres of Bath, Bristol and Taunton are 32, 28 and 26 miles, Bristol International Airport is 21 miles and Junction 22 of the M5 motorway is approximately 11 miles.



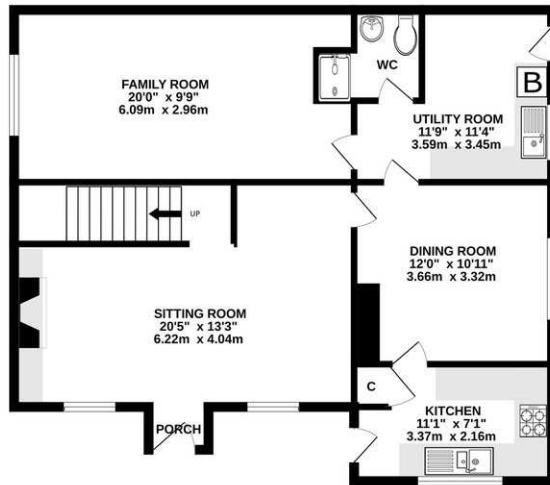


The property benefits from a large enclosed courtyard providing parking for several vehicles, approached via wooden gates from the roadside. A tandem garage with metal up and over door sits to one side, with a further pedestrian door leading into a large workshop, both having power and light supplied. The workshop also provides access back into the courtyard. To the rear of the cottage there is a raised terrace, offering an ideal space for outdoor seating and enjoying views over an adjoining orchard.

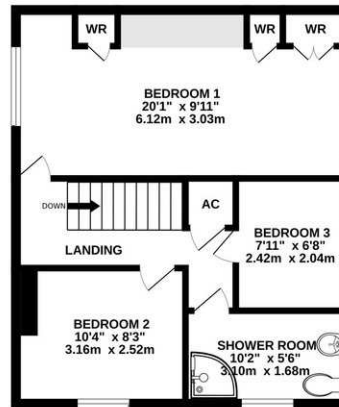
- Extended semi detached period cottage offering flexible accommodation including four bedrooms and a range of reception space arranged over two floors
- Spacious sitting room with feature stone fireplace housing a multi fuel stove, forming the focal point of the main living area
- Kitchen and dining room arrangement providing a practical and sociable layout with direct access to the courtyard
- Ground floor double bedroom with adjoining shower room, offering flexibility for use as guest accommodation or additional reception space
- First floor principal bedroom with dual aspect windows, countryside views and extensive fitted storage, along with two further bedrooms and family bathroom
- Large enclosed courtyard providing parking for several vehicles, approached via wooden gates from the roadside
- Tandem garage and substantial workshop both with power and light, together with a raised terrace enjoying views over an adjoining orchard



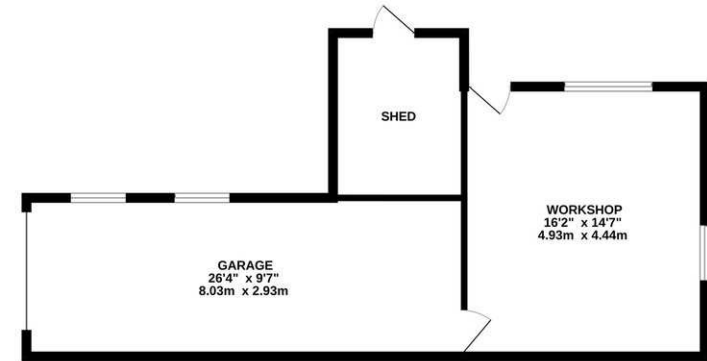
GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



OUTBUILDINGS
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 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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