





£575,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



5



2



3

Energy  
Rating

D

Council Tax Band E



### Services

Mains electricity and water are connected. Oil fired central heating system. Private drainage (septic tank)

### Local Authority

Somerset Council

03001232224

somerset.gov.uk

### Tenure

Freehold

## Directions

Follow the B3151 into Meare passing the landmark of the 'Abbots Fish House' on your right. Church Lane can be found a little further along on the left hand side. Turn here and the parking for Steps Farm can be found immediately along on the left hand side.

## Description

This detached period former farmhouse enjoys a delightful rural position along Church Lane, standing within gardens of approximately 0.33 acres. The property offers five bedrooms and three reception rooms, with ample driveway parking and far reaching views across open countryside. Character features remain throughout, while the accommodation provides flexibility for family living.

The front door opens into a central entrance hall where stairs rise to the first floor and doors lead to the principal ground floor rooms. The sitting room features a substantial stone inglenook fireplace with woodburning stove, two rear facing windows and an exposed brick and beam partition wall adding to the period character. From here a door leads into the snug, which could equally serve as a dining room, complete with fireplace and double doors opening into the kitchen. The kitchen is fitted with oak fronted units, incorporates an oil fired AGA, and offers space for an electric cooker and integrated dishwasher. Windows look to the front and a stable door provides side access. Also accessed from the hall is a further reception room, currently used as a family room, with a side window and double doors opening onto the patio terrace, offering flexibility as a second sitting room if required. A utility room and cloakroom complete the ground floor.

On the first floor landing, doors lead to five bedrooms and the family bathroom. The principal bedroom includes a range of mirrored wardrobes, a side window and double doors opening onto a 'Juliette' balcony, an ideal place to sit and take in the southerly views across the garden, surrounding fields and towards Glastonbury Tor. An en suite bathroom provides both a panelled bath and separate shower enclosure. Bedrooms two and three enjoy rear facing aspects, while bedrooms four and five look to the front with rural views towards the Mendip Hills. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC.

## Location

Meare is a rural village set on the picturesque Somerset Levels to the West of Glastonbury. The village provides primary school, Parish Church, rural store with lots of provisions and a garage. The popular towns of Glastonbury and Street together provide an attractive range of facilities. Glastonbury is best known for it's Tor and Abbey Ruins. Street is famous as the home of Clarks Shoes and Clarks factory shopping centre. Meare is also convenient for private education with Millfield school, both Senior and Prep, being within 3-5 miles, also the Cathedral school in Wells, being some 7 miles distance.



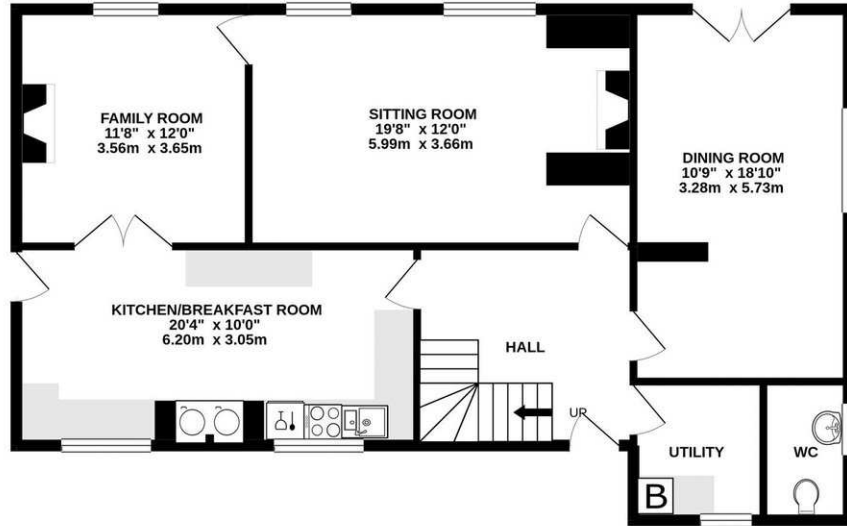


Outside, Church Lane leads to a large driveway providing parking for several vehicles, including space for a caravan or boat. A gate opens into the garden which is predominantly laid to lawn and extends to approximately 0.33 acres. A rose walk leads to a pergola, with garden sheds positioned within the grounds. Mature planting includes roses, copper beech, silver birch and an established apple tree, alongside a variety of shrubs and flower beds. A patio terrace extends from the rear elevation of the house, offering a private space to sit out and enjoy the surrounding countryside.

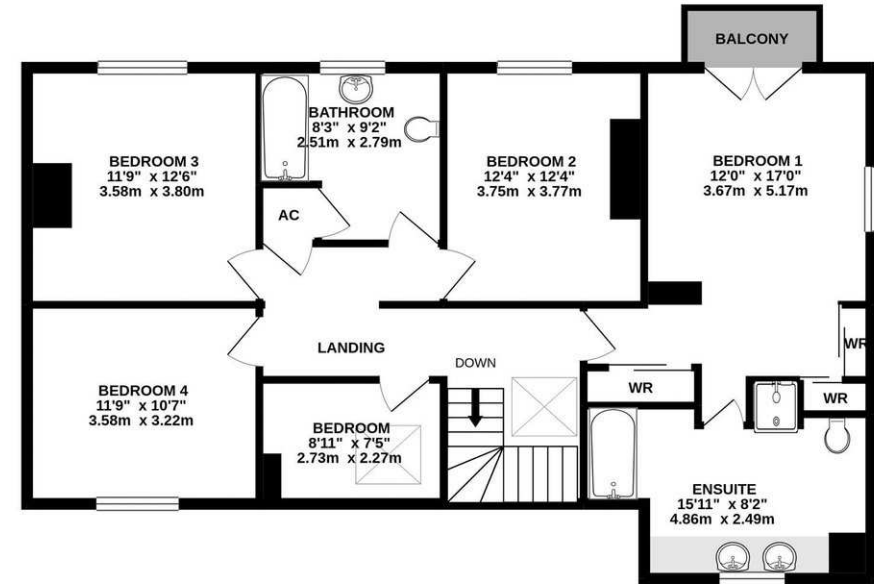
- Detached period former farmhouse set in a rural position along Church Lane, and standing within gardens of approximately 0.33 acres.
- Five bedroom accommodation arranged over two floors, offering flexible family living with three reception rooms and useful utility and cloakroom.
- Character sitting room with substantial stone inglenook fireplace, woodburning stove and exposed brick and beam detailing.
- Kitchen fitted with oak fronted units, incorporating an oil fired AGA, space for additional cooking appliances and stable door to the side.
- Principal bedroom with mirrored wardrobes, en suite bathroom and double doors opening onto a 'Juliette' balcony enjoying views towards Glastonbury Tor.
- Generous driveway parking for several vehicles, with space suitable for a caravan or boat, approached via Church Lane.
- Mature and private gardens with lawn, rose walk, pergola, established trees and patio terrace, all enjoying a high degree of seclusion.



GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 1894 sq.ft. (175.9 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.  
Made with Metropix ©2021

**RESIDENTIAL LETTINGS :** Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

**FINANCIAL SERVICES :** Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. \*

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 :** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION :** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

