





£480,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Glastonbury follow the A361 towards Shepton Mallet and continue for just over three miles to West Pennard. Turn right into Newtown Lane and upon reaching the war memorial on the left hand side turn immediately left into Church Lane. The property will be found along on the right hand side.

Description

Occupying a peaceful position within the heart of West Pennard, tucked away from busy roads yet within easy reach of the village school, church and village hall, The Lodge is a charming and beautifully proportioned period cottage that has been thoughtfully extended over the years.

Set back from Church Lane behind a natural stone wall, the property enjoys a generous gravelled frontage providing ample parking for several vehicles and access to the attached single garage, complete with power and lighting. Mature shrubs and flowering plants soften the approach, creating an attractive first impression. The entrance hall provides access to the principal ground floor rooms, cloakroom, garage and a useful storage cupboard. At the heart of the original cottage lies the characterful sitting room, featuring exposed ceiling beams, natural stonework and an impressive inglenook fireplace housing a multi-fuel stove. This inviting space opens into the later extension, creating a versatile living area that flows naturally through to the dining room, where dual aspect windows overlook the gardens and stairs rise to the first floor.

The kitchen has been updated with a contemporary range of handleless wall, base and drawer units complemented by integrated appliances including a Neff double oven, hob, fridge and dishwasher. A window to the front aspect allows plenty of natural light, while a generously sized utility room provides further storage, additional appliance space and houses the Worcester oil-fired central heating boiler. Accessed either from the garage or directly from the garden, this practical space is ideally suited to modern family living.

The first floor accommodation is arranged around a split-level landing and offers three bedrooms together with a family bathroom. The principal bedroom enjoys a dual aspect outlook, including lovely views over the rear garden, together with fitted wardrobes and an en suite shower room. Bedroom two also benefits from dual aspect windows and fitted storage, while bedroom three provides an ideal guest bedroom, study or nursery. The family bathroom is fitted with a traditional white suite including a panelled bath with Victorian-style hand shower attachment.

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.



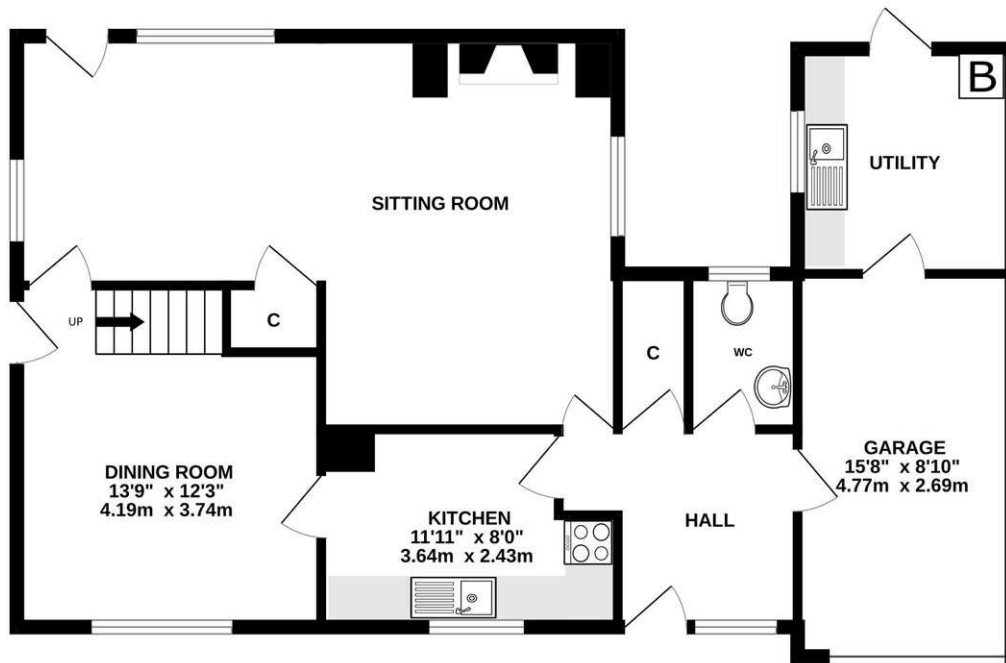


Outside, the southerly facing rear garden is a particular highlight, extending well beyond the cottage and beautifully stocked with an abundance of mature shrubs, flowers and established planting. A paved terrace adjoins the house, leading onto a large lawn enclosed by colourful borders and specimen plants. Beyond an attractive arbour, a further secluded garden area provides additional lawn, a greenhouse and timber shed, creating a wonderfully private and tranquil setting that enjoys sunshine throughout much of the day.

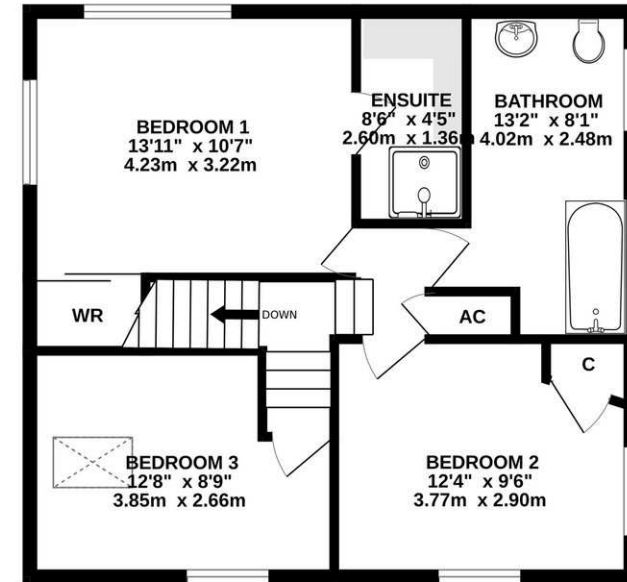
- Charming and extended period cottage occupying a peaceful village position, tucked away from busy roads yet conveniently located for the village school, church and village hall.
- Character filled sitting room featuring exposed beams, natural stonework and an impressive inglenook fireplace with multi-fuel stove, forming the heart of the original cottage.
- Separate dining room with dual aspect windows and a modern fitted kitchen equipped with integrated Neff double oven, hob, fridge and dishwasher.
- Useful utility room with extensive storage, space for additional appliances and access to both the garage and rear garden, ideal for day-to-day family living.
- Three first floor bedrooms including a principal bedroom with fitted wardrobes and en suite shower room, together with a well-appointed family bathroom.
- Ample gravelled driveway parking for several vehicles leading to an attached single garage with power and lighting, all set behind an attractive natural stone wall.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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