





£425,000

## 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 E



## Services

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

## Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

## Tenure

Freehold



## Directions

From Glastonbury take the A361 towards Shepton Mallet. As you approach the village, you will see the entrance to ByTheWay on your left hand side, as indicated by our for sale sign.



## Description

Bytheway is a detached four-bedroom period cottage, set in the village of West Pennard. The property includes a sitting room with Inglenook fireplace, kitchen/dining room, and a garden room. There's a good-sized garden backing onto fields, with views toward Glastonbury Tor. A driveway to the rear provides off-road parking for several vehicles. The property would suit families or buyers seeking a village location within reach of Glastonbury.

The front porch leads into a sitting room with exposed beams, window seats, and a feature Inglenook fireplace. This connects to the kitchen/dining room, which has a range of fitted units, tiled worktops, an integrated oven, hob and dishwasher, and space for a family dining table. There's an understairs cupboard and a stable door to the garden room, which looks out over the garden and fields. A further door opens to the utility/cloakroom, which includes space for a washing machine and tumble dryer, as well as a WC.

On the first floor, the landing provides access to four bedrooms and the family bathroom. Two of the bedrooms face the front, with bedroom one fitted with wardrobes along one wall. Bedrooms three and four overlook open countryside to the rear and Glastonbury Tor. The bathroom has a large shower enclosure, wash basin, and WC. The layout provides comfortable space for families or those needing extra bedrooms or work-from-home areas.



## 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. 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.



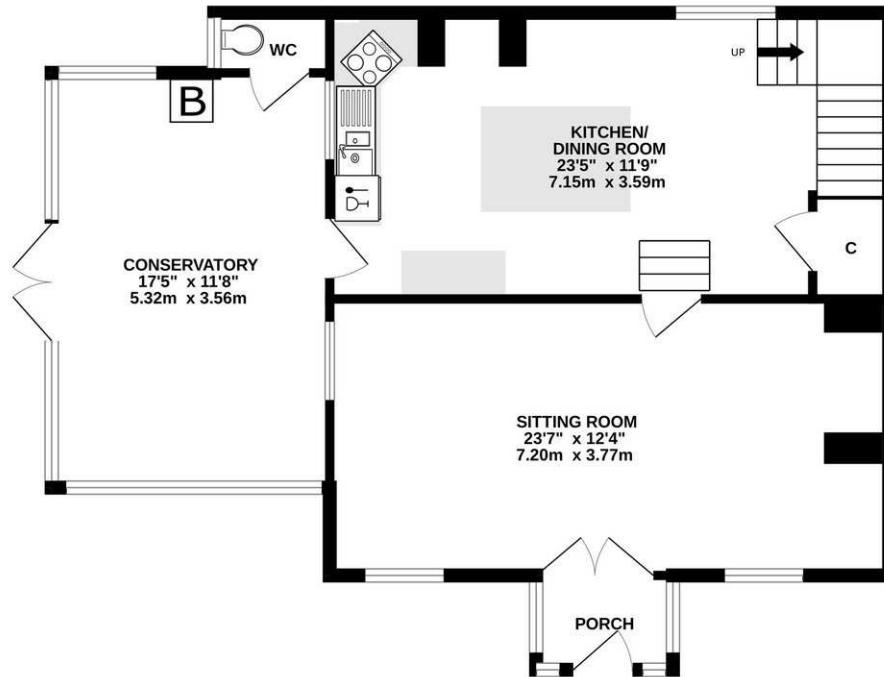


The front of the house is approached via a pedestrian path, with side access into the rear garden. This includes a patio and gravel area extending from the garden room, a lawn enclosed behind timber fencing and a garden pond. A path leads to a rear gate which opens onto a parking area with space for up to four vehicles. The garden enjoys stunning views across the adjoining rural landscape, and in particular, views to Glastonbury Tor.

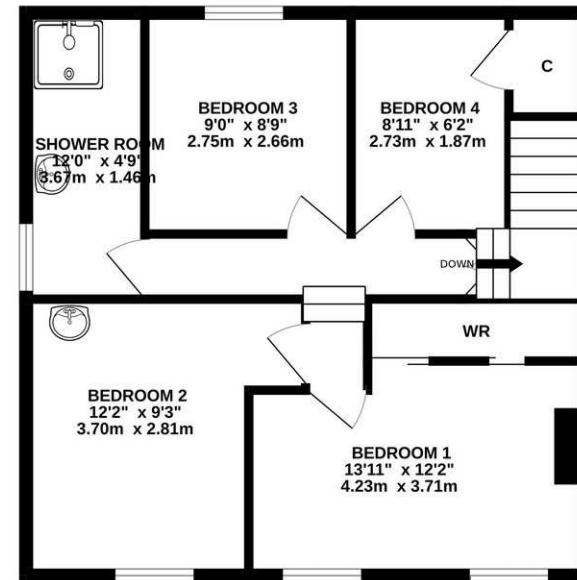
- Detached four-bedroom cottage in West Pennard, with off-road parking and countryside views, including Glastonbury Tor and is available with No Onward Chain.
- Sitting room with Inglenook fireplace, exposed beams and window seats to front and side.
- Kitchen/dining room with integrated oven, hob and dishwasher, plus space for family dining table.
- Garden room with views over the garden and fields, leading to utility/cloakroom with WC.
- Four bedrooms and a modern bathroom with large shower, WC and wash hand basin.
- Enclosed rear garden with patio, lawn, garden pond and fencing, backing onto open fields.
- Rear access to gravel parking area with space for up to four vehicles and gated garden access.



GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 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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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. \*

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