



holland&odam

29 Manor House Road | Glastonbury | Somerset | BA6 9DF



£415,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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3



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Energy
Rating

D

Council Tax Band B



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the third exit into Northload Street. Turn left into Manor House Road and the property can be found along on the left hand side, just after the turning for Norbins Road

Description

Available with No Onward Chain. Conveniently situated within a short walk of Glastonbury High Street, local schools and amenities, this beautifully presented Victorian townhouse offers spacious accommodation arranged over three floors. Combining period character with stylish modern improvements, the property benefits from four bedrooms, two bathrooms, a delightful and practical garden studio plus a garage, creating a highly versatile home ideally suited to modern family living.

An entrance vestibule opens into a welcoming reception hall where stairs rise to the first floor and attractive glazed wooden doors lead to the principal accommodation. The sitting room enjoys a bay window to the front and centres around an attractive open fireplace, whilst the dining room retains much of its original character with built in cupboards and display cabinets flanking the former fireplace. Beyond, the garden room provides an excellent additional reception space with ample room for family dining and patio doors opening onto the rear terrace. The kitchen has been thoughtfully updated with a comprehensive range of wall, base and drawer units, offering space for a range cooker and further appliances, whilst a separate utility room provides additional storage and laundry facilities. Completing the ground floor is a contemporary shower room fitted with a large fully tiled enclosure and mains fed shower.

The first floor offers three bedrooms and a beautifully appointed family bathroom featuring a freestanding bath, twin wash hand basins and WC. Bedrooms three and four enjoy attractive views across neighbouring rooftops towards St John's Church, whilst bedroom two overlooks the rear garden and benefits from fitted wardrobes and a feature cast iron fireplace. Occupying the entire second floor, the principal bedroom provides an impressive retreat with exposed wooden flooring, extensive built in storage and wonderful rooftop views towards the Mendip Hills. An en suite shower room completes this impressive suite.

Location

The property is conveniently located within a short walk of the High Street with its good range of shops, banks, supermarkets, restaurants, cafes, health centres and public houses. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and lies some 6 miles south of the Cathedral City of Wells. Street is 2 miles and offers a more comprehensive range of facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and Clarks Village with its shopping outlets. Access to the M5 motorway can be gained at Junction 23 (Dunball) whilst Bristol, Bath, Taunton and Yeovil are all within an hours commuting distance.



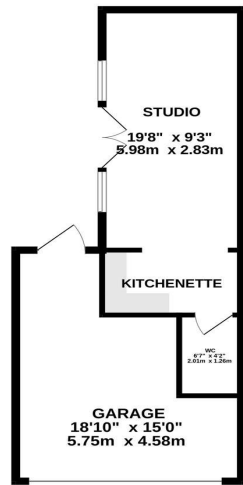


The rear garden has been thoughtfully designed to create a series of attractive outdoor spaces. A secluded terrace leads directly from the garden room before opening onto a recently laid patio that enjoys the afternoon and evening sunshine. Beyond a timber pergola lies a more formal garden enclosed by mature planting, creating a wonderful sense of privacy and colour throughout the seasons. At the foot of the garden is a purpose built studio, offering excellent flexibility as a home office, treatment room, hobby space or occasional accommodation, subject to any necessary consents. The studio incorporates a reception area, kitchenette and cloakroom. A pedestrian door beyond opens into the garage, which is accessed from the rear lane and is complemented by parking immediately in front.

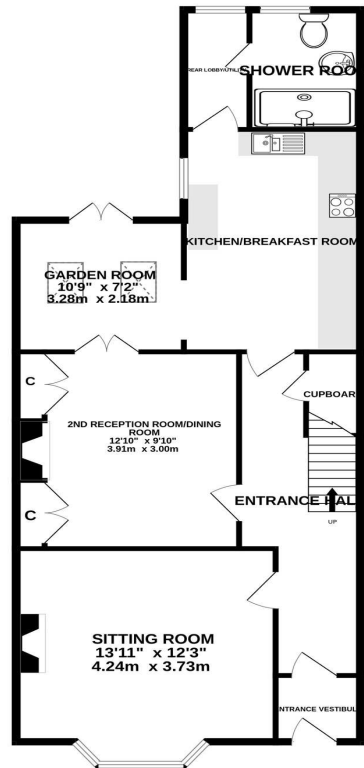
- No Onward Chain. Beautifully presented Victorian townhouse arranged over three floors, conveniently positioned within easy walking distance of the High Street, schools and local amenities.
- Characterful sitting room with bay window and open fireplace, complemented by a dining room retaining original cupboards and display cabinets.
- Superb garden room extension providing additional living and dining space, with direct access onto the rear terrace and garden beyond.
- Modern fitted kitchen with ample storage and appliance space, complemented by a separate utility room and contemporary ground floor shower room.
- Four bedrooms arranged over the upper floors, including an impressive principal suite with rooftop views towards the Mendip Hills and an en suite shower room.
- Stylish family bathroom featuring a freestanding bath, twin wash hand basins and quality fittings, creating a luxurious and practical space.
- Delightful garden with patio terraces, mature planting, versatile studio building, garage access and additional parking to the rear.



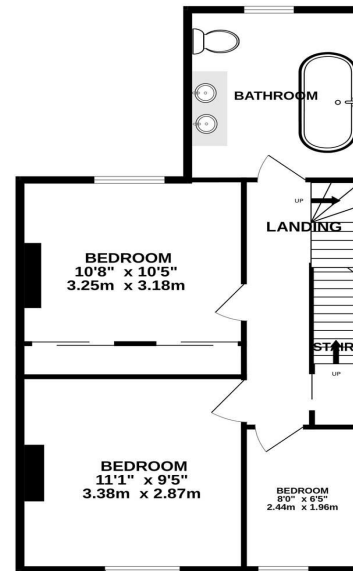
GARAGE AND STUDIO



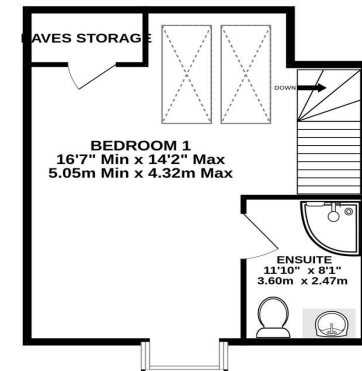
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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