LODESTONE

Wearyall House, Glastonbury

Wearyall House, Glastonbury

BA6 8AD

Guide Price: £1,195,000

7 Bedrooms | 4 Bathrooms | 4 Receptions

PROPERTY FEATURES

- A handsome and substantial Victorian house
- Private setting just a short walk into Glastonbury town centre
- Elegant drawing room with balcony and far-reaching views
- Impressive open-plan kitchen, dining and living space
- Seven bedrooms and four bath/shower rooms
- Bedroom suite with dressing room and bathroom
- Mature, manageable gardens
- Useful cellar rooms with garden access

A distinguished Victorian home of real presence and poise, set quietly on the slopes of Wearyall Hill, just a gentle walk from the heart of Glastonbury. Generous in scale and rich in character, the house has been thoughtfully evolved to suit modern living, while retaining the craftsmanship and charm of its origins.

The approach is welcoming, leading into a central reception hall where the house immediately feels both balanced and inviting. From here, the principal rooms unfold naturally. The drawing room is an elegant, light-filled space, stretching across the front of the house with doors opening onto a balcony—perfect for taking in the far-reaching views.

Alongside, a comfortable sitting room offers a more relaxed retreat, with easy access through to a practical utility and boot room. To the rear, the house opens out into an impressive open-plan kitchen, dining and living space, set within a modern extension. Designed for contemporary living, this wonderfully connected area is filled with natural light, enhanced by two walls of floor-to-ceiling sliding doors that draw the outside in and create a seamless link to the garden. There is ample room for cooking, dining and gathering, making it an ideal social hub of the house.

From here, doors lead directly into a sheltered walled courtyard—an extension of the living space that works beautifully for both quiet mornings and summer evenings. A separate laundry room sits conveniently nearby, keeping the day-to-day running of the house effortlessly out of sight.

Upstairs, the first floor is arranged with family living in mind. Five bedrooms are set off a central landing, two with their own en suite shower rooms, while a further shower room and separate loo serve the remaining rooms—well considered and easy to live with.

The second floor offers a more private arrangement, ideal as a principal suite or guest accommodation. A generous bedroom is complemented by a well-appointed dressing room and bathroom, while an additional room provides flexibility as a study, nursery or further bedroom.

Below, the basement has been thoughtfully arranged as a fully functional workshop, complete with running water, heating and full insulation. With direct access and views over the garden, it is a bright and versatile space, ideal for hobbies, creative work or practical use.

Altogether extending to around 4,000 sq ft, this is a house that flows with ease—well proportioned, thoughtfully arranged and equally suited to family life or entertaining—set in one of Glastonbury's most historic and sought-after positions.

Outside

The gardens wrap comfortably around the house, creating a sense of privacy and calm. Mature planting, lawns and established trees give structure without feeling demanding, while the walled courtyard offers a particularly special, sheltered corner. A useful garden shed, notably dry and well-maintained, provides excellent storage for summer furniture, gardening equipment and a lawn mower. There is ample private off-street parking, and the setting is both peaceful and highly convenient.

Situation

Glastonbury's past and present are closely linked with its dominant landmark, the Tor. A place of deep historical and spiritual significance, it has been a centre of religious life for centuries, with origins stretching back to early Celtic monastic settlement around 500 AD. Over the following millennium, this evolved into one of England's wealthiest and most influential Abbeys. The town grew alongside it and, by the 18th century, had become an established centre for manufacturing and trade.

Today, Glastonbury is a small but thriving town and a major tourist destination, attracting visitors year-round. Its medieval heart—designated a conservation area—clusters around the evocative ruins of the Abbey. The High Street offers a wide variety of independent shops, cafés and everyday amenities, with supermarkets also close by.

Approximately 5 miles from Glastonbury is Wells, the smallest city in England. The bus route to Wells and Bristol is a short walk from Wearyall House. The centre of Wells is the marketplace (local markets twice a week), surrounded by many medieval buildings including the Cathedral and moated Bishop's Palace.

Immediately to the south (2 miles) is the town of Street, providing a wide range of further facilities and amenities.

About 12 miles southeast is Castle Cary station with a main rail line to London.

Schools

There are excellent local schools to cater for infants through to secondary education with higher education available at the nearby Strode College. The private sector includes Millfield, Wells Cathedral School, Downside, All Hallows and the Bruton schools. A particular advantage of the property is its proximity to Millfield, with the Senior School approximately a 5-minute drive away and the Prep School around 8 minutes by car.

Directions

Post Code - BA6 8AD

What3words - stems.marmalade.jogged

Viewing by appointment only.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council
Council Tax Band: G
Guide Price: £1,195,000
Tenure: Freehold

PART B

Property Type: Detached
Property Construction: Standard
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains Supply
Water Supply: Mains Supply
Sewerage: Mains Drainage
Heating: Oil Central Heating including underfloor heating
Broadband: Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Mobile Signal/Coverage: Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
Parking: Private off-street parking

PART C

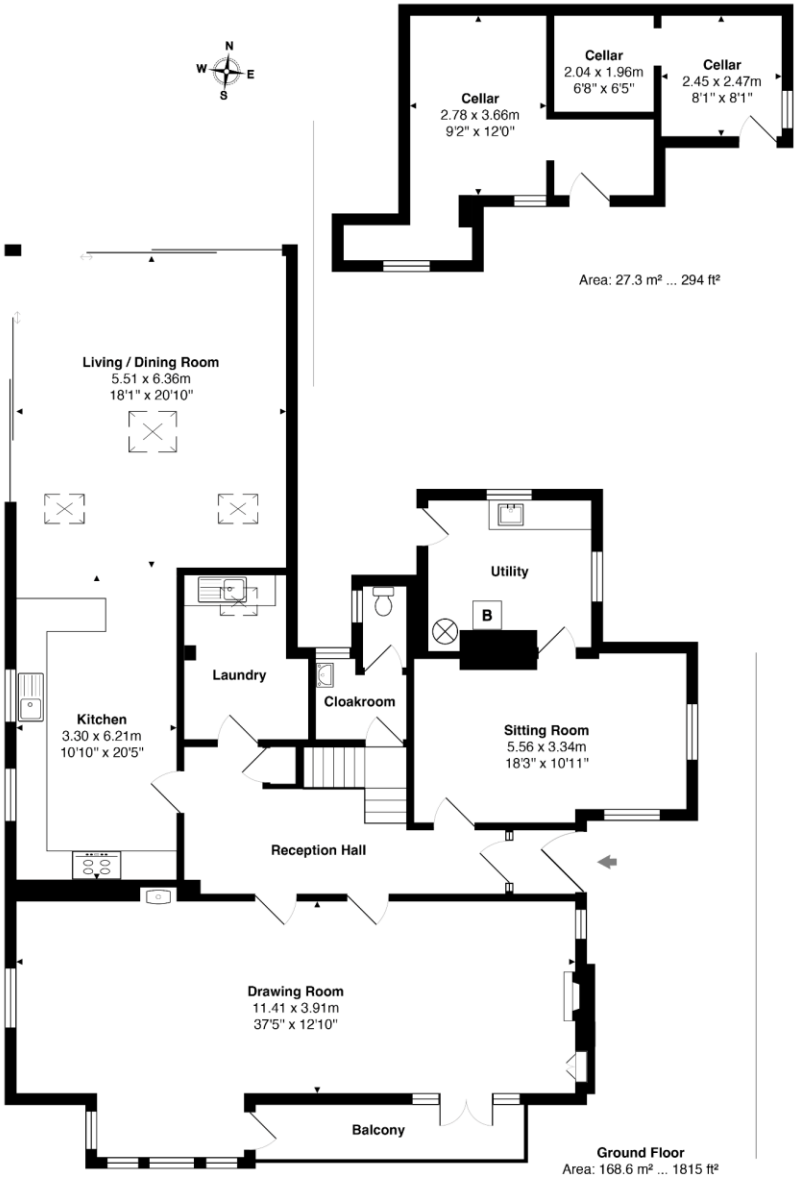
Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.
Rights and Easements: The property shares a driveway with two neighbouring properties and is responsible for a third of the maintenance.
Flood Risk: According to the following website https://check-long-term-flood-risk.service.gov.uk/risk# the property is at very low risk of flooding from surface water or rivers and the sea
Coastal Erosion Risk: N/A
Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property but your solicitor can advise as this matter can alter
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: E

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

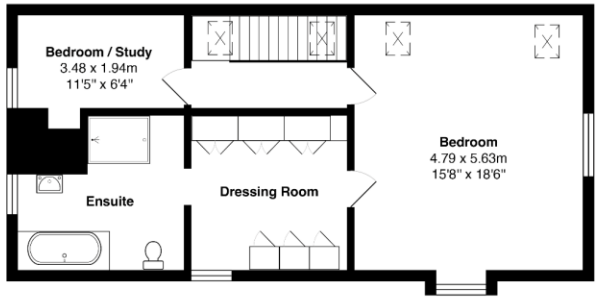
Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Wearyall House,
Glastonbury

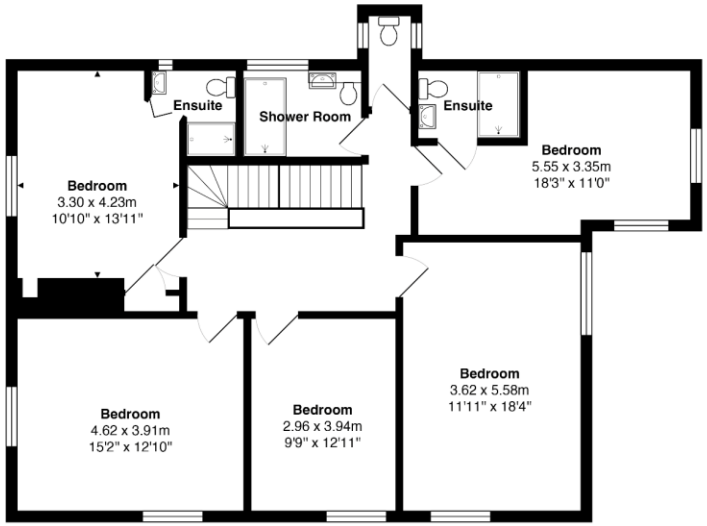
Approximate gross internal floor area of main building - 370.4 m² / 3,987 ft²



Ground Floor
Area: 168.6 m² ... 1815 ft²



Second Floor
Area: 63.5 m² ... 683 ft²



First Floor
Area: 111.0 m² ... 1195 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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