







£650,000

## To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



4



3



3

Energy  
Rating

E

Council Tax Band D



## Services

Mains electricity, water and private drainage (sewage treatment plant) are connected. Oil central heating system.

## Local Authority

Somerset Council

03001232224

somerset.gov.uk

## Tenure

Freehold



## Directions

From Glastonbury go east on the A361 towards Pilton. After passing Millfield prep school on the right hand side continue for about a mile and take a right turn towards Baltonsborough. Continue this road for about a quarter of a mile and the property is one of two houses on the left hand side.

## Description

Enjoying a peaceful yet accessible location between Glastonbury, Pilton and Baltonsborough, Priory Barn is a charming semi-detached country home offering a rare combination of character, privacy, and versatility. The property features a wealth of living space with four bedrooms, three bathrooms, and three reception rooms, all set within mature gardens measuring 0.33 acres. It also benefits from a superb range of outbuildings, including a summerhouse, workshop/studios and timber sheds—ideal for hobbies, storage or working from home.

The accommodation begins in the heart of the home, the kitchen, which features reclaimed pitch pine flooring, a range of fitted units with granite and beech work surfaces, a central island, an oil-fired Aga, and additional electric cooker. Adjoining the kitchen is a useful pantry, store room and broom cupboard. A bright and spacious dining room lies alongside, with timber beams, tall windows and French doors to the garden. This area also gives access to a first floor bedroom with en suite shower room. An archway leads to the original hall, where doors open into both a snug and a peaceful sitting room, each with fireplaces and views over the garden. A rear hall leads to a large utility/laundry room with plenty of storage and appliance space, and beyond this is a boot room and ground floor cloakroom.

The main staircase rises to the first-floor landing with airing cupboard and access to three further bedrooms and the family bathroom. The principal bedroom includes an en suite shower room, while the other two bedrooms, currently configured as dressing rooms, can easily revert to use as bedrooms. The family bathroom comprises a panelled bath with shower screen, basin, bidet and WC. Altogether, the layout offers flexibility for family life or guests, while the blend of period character and practical improvements makes this a very comfortable home.

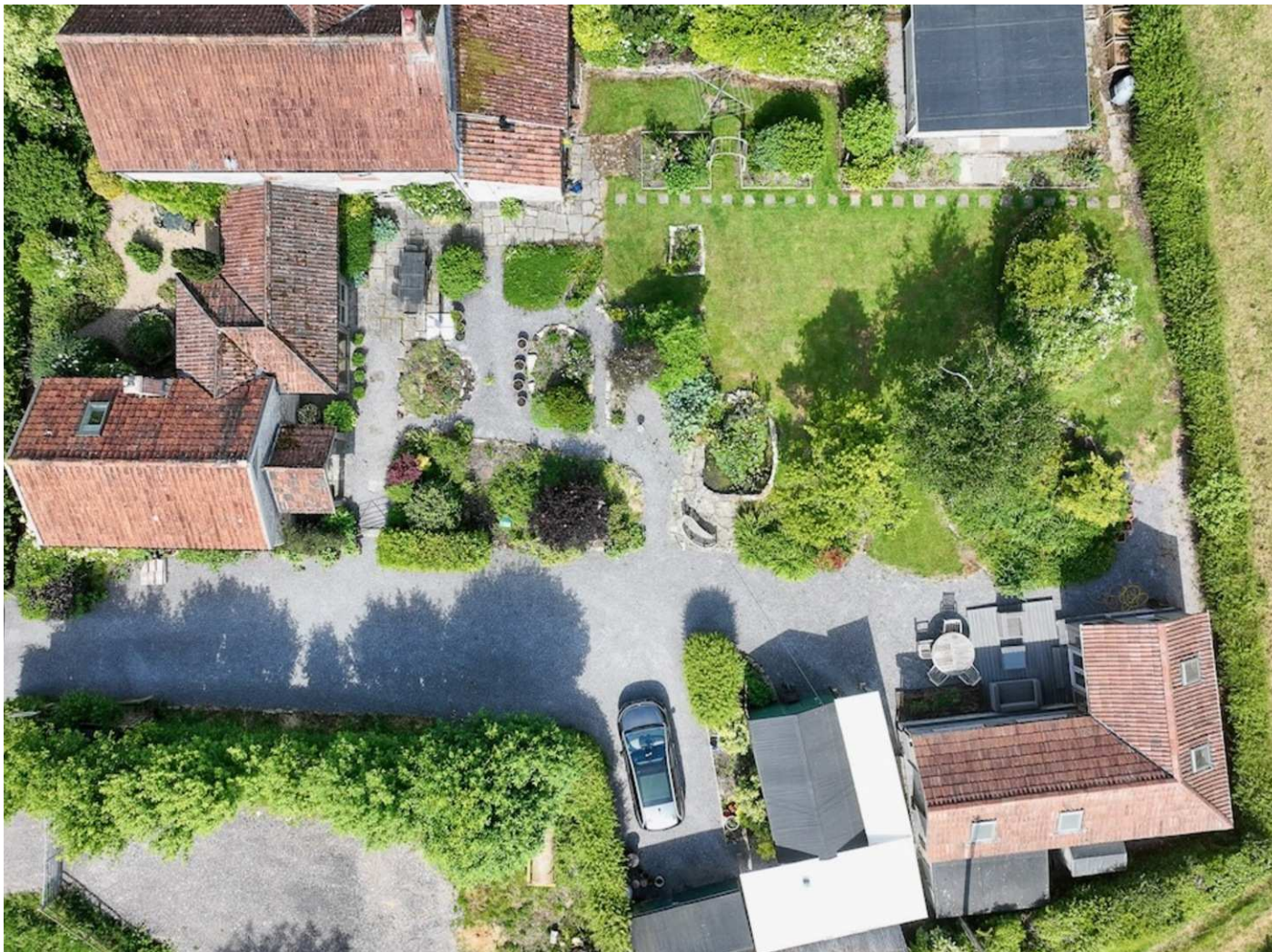
## Location

Priory Barn enjoys a convenient rural setting just over two miles from Glastonbury, with the popular villages of Baltonsborough and Pilton nearby. Together, these communities offer a diverse range of cultural, commercial, educational and recreational amenities to suit most needs. The larger centres of Street, Bruton and Castle Cary are also within easy reach, while Bath, Bristol, Sherborne and Yeovil are all comfortably accessible for commuting or days out.

Baltonsborough itself is a desirable village, offering a general store, a traditional inn, primary school, and parish church. The neighbouring towns of Glastonbury and Street provide a wider choice of shops, cafes, leisure facilities and supermarkets. The M5 motorway (Junction 23 at Bridgwater) is approximately a 30-minute drive, connecting easily with the wider motorway network and major regional centres.







Approached via a gravelled drive that leads to a generous parking area, Priory Barn is set within mature and thoughtfully landscaped gardens, measuring 0.33 acres, that offer a great sense of privacy and seasonal colour. To one side, tall hedging and established planting screen the property from the road, while the main garden includes a shaped lawn, a paved terrace, a variety of flower and rose beds, mature trees and a small pond, creating a picturesque backdrop to the home. A charming summerhouse with timber-lined ceiling and French doors sits in a quiet corner, facing southeast to catch the morning sun. Beyond the garden, a substantial set of larch-clad outbuildings provides a range of interconnected workshops and studio spaces with power and lighting, ideal for crafts, hobbies or home working. These open onto a decked terrace and are complemented by several timber sheds, all linked via an oak-framed covered walkway that also houses a built-in pizza oven, adding further lifestyle appeal to this unique country property.



- Characterful four-bedroom semi-detached period home, set between Glastonbury, Pilton and Baltonsborough
- Versatile layout with three reception rooms, kitchen with Aga, utility, boot room and three bathrooms
- Spacious kitchen/breakfast room with central island, beech and granite worktops, and walk-in pantry
- Bright dining room with full-height windows and French doors to the garden; ideal for entertaining
- Separate summerhouse and extensive larch-clad and oak framed workshops/studios with power and decked terrace, with studio offering potential for further uses, subject to planning
- Beautifully landscaped gardens with lawn, pond, mature planting and high hedging for privacy, extending to 0.33 acres
- Gravelled driveway and ample off-road parking, plus oak-framed walkway with pizza oven and sheds





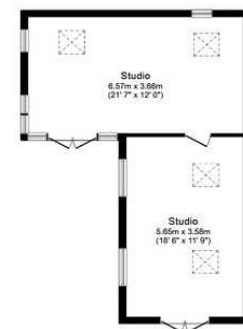
### Ground Floor

Floor area 120.2 sq.m. (1,294 sq.ft.)



### First Floor

Floor area 75.1 sq.m. (809 sq.ft.)



### Outbuilding

Floor area 64.0 sq.m. (689 sq.ft.)



Total floor area: 259.4 sq.m. (2,793 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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.

