





£825,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

D

Council Tax Band F



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the town centre, proceed up the High Street passing St John's Church on the left. At the top of the hill turn right and continue to the mini-roundabout. Proceed straight ahead, signposted to Shepton Mallet and continue out of the town. After passing Millfield Prep School on your right, carry on towards the village of West Pennard, until you see our for sale sign on the left hand side.

Description

Set within approximately 1.3 acres in the sought after area of Havyatt, this substantial detached home offers a rare blend of space, flexibility and privacy. The accommodation includes three bedrooms and multiple reception rooms, complemented by a self-contained annexe. Outside, the grounds are a real feature with gardens, outbuildings and two cabins. There are also three garages and extensive parking. A property that offers genuine versatility for a range of buyers.

The property opens into a welcoming entrance hall with parquet flooring and access through to the principal reception spaces. The accommodation is both generous and flexible, comprising three reception rooms including a formal sitting room with multi fuel stove, a dining room and a further family room, providing the 'wow factor', stretching across the rear with doors opening onto the garden. In addition, there is a study and a music room, offering ideal spaces for home working or hobbies. The kitchen is well appointed with a range of units, central island and oil-fired Aga, with ample space for appliances, and leads through to a practical utility room, pantry and WC.

On the first floor, there are three well proportioned bedrooms, all served by both a family bathroom and a separate shower room, adding to the practicality of the layout. The principal bedroom enjoys doors opening onto a balcony, taking in far reaching views across the surrounding area. A key feature of the property is the self-contained annexe, providing open plan living accommodation, a bedroom and shower room, ideal for dependent relatives, guests or potential income.

Location

The property is situated in the hamlet of Havyatt, one mile or so from the historic town of Glastonbury which is famous for its Tor and Abbey Ruins. 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.25 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.





The property is set within grounds of approximately 1.3 acres, offering a high degree of privacy and a variety of outdoor spaces. The gardens are well established with mature trees, shrubs and fruit trees, along with a greenhouse and open lawned areas, creating a setting that feels both established and well screened. A large driveway provides extensive parking and access to the three garages, making it ideal for those with multiple vehicles, storage needs or hobbies. Within the grounds are two cabins, one of which is currently utilised as additional living accommodation, offering a flexible space for guests, home working or hobbies.

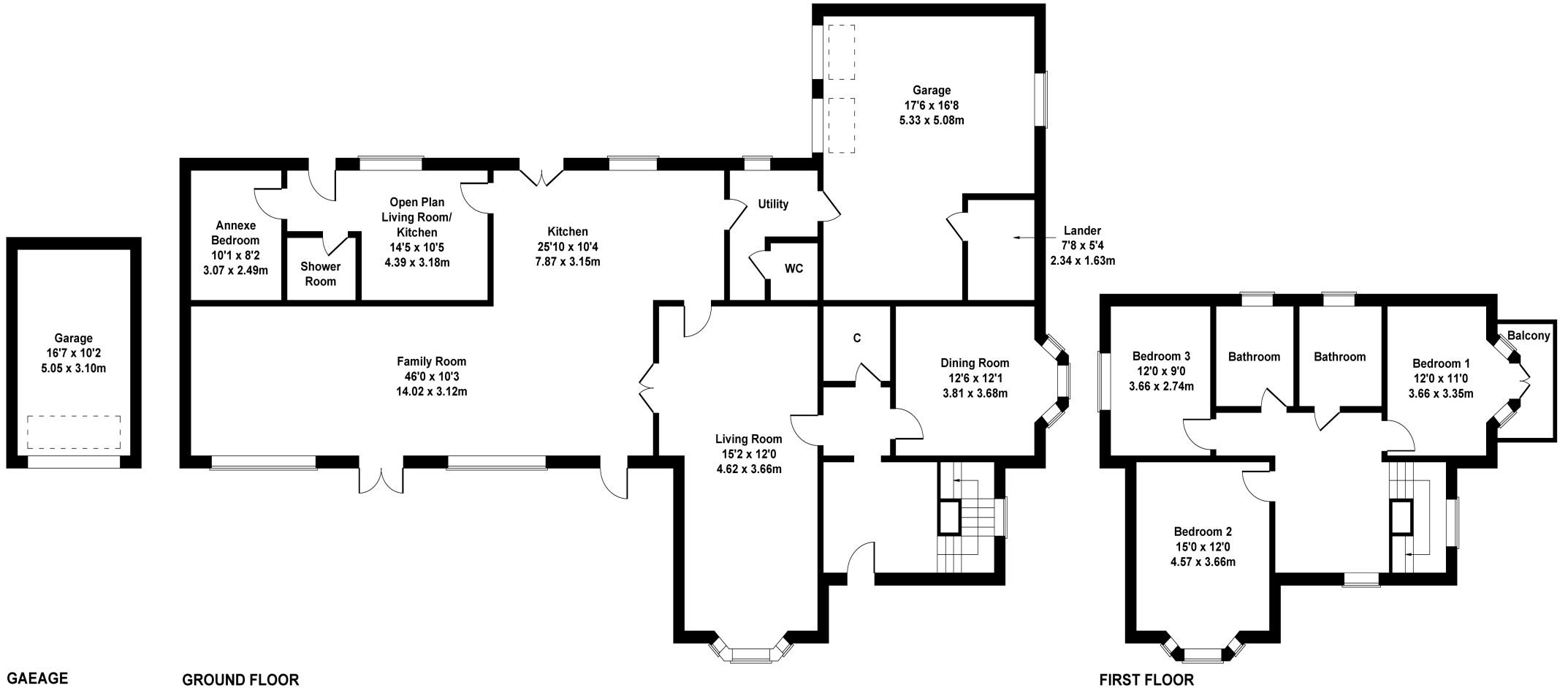
The second cabin has previously been used as a Pilates studio for one-to-one sessions, highlighting the versatility of the space for those seeking to run a business from home or create a dedicated wellness or studio environment. In addition, there are a number of seating areas positioned to enjoy different aspects of the garden throughout the day.

- Detached home set within approximately 1.3 acres, offering space, privacy and a semi-rural feel whilst remaining convenient for Glastonbury and surrounding amenities
- Flexible accommodation including three reception rooms, a study and music room, providing excellent versatility for family living, home working or those requiring additional space
- Spacious kitchen with central island, oil-fired Aga, complemented by a utility room, pantry and cloakroom, offering practical day to day functionality, opening into a delightful 'galleried' extension
- Three well proportioned bedrooms served by both a family bathroom and separate shower room, with the principal bedroom benefiting from access to a balcony with far reaching views
- Self-contained one bedroom annexe with its own living space, kitchen area and shower room, ideal for extended family, guests or potential supplementary income
- Extensive gardens with mature planting, fruit trees, greenhouse and two fully insulated cabins, providing additional workspace, hobbies rooms or guest accommodation



Boundary Farm

Approximate Gross Internal Area
3229 sq ft - 300 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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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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