



£680,000

At a glance...



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COUNCIL
TAX

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**holland
& odam**

The Granary
East Town Lane
Pilton
Somerset
BA4 4NX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for Shepton Mallet A371. Upon reaching Shepton Mallet turn right at the mini roundabout and right again at the next roundabout following signs for Glastonbury. Follow this road for about 1.5 miles until reaching a T-junction. Go straight across and follow the road for 0.5 miles then turn left into East Town Lane just opposite the turning for Top Street. Follow along for c.0.5 miles and the property can be found on the right hand side with a for sale board displayed.

Services

Mains electricity and water are connected. LPG central heating. Private drainage system shared between the four properties via a management company which runs the communal areas

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Management Charges £800 p.a. as of 2024



Location

Pilton is a very popular village just 2 miles from Shepton Mallet and 5 miles from Wells and Glastonbury. The village enjoys a popular pub/restaurant, a busy co-op store and two churches. It is the site of the world famous Glastonbury Festival for which local residents receive free "village" tickets. Well situated for access to Bristol, Bath and Yeovil and within easy reach of Millfield School and a number of other private schools. The mainline train station at Castle Cary with a regular service to London is c.9 miles away.

Insight

A detached barn conversion within a select development of just 4 properties set on the edge of this popular Somerset village with lovely views and a west-facing garden. A truly idyllic position! Offered for sale with no onward chain.

****There is a further parcel of land of approximately 0.95 acres available by separate negotiation****

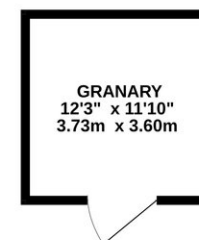
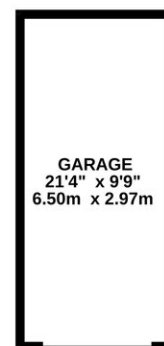
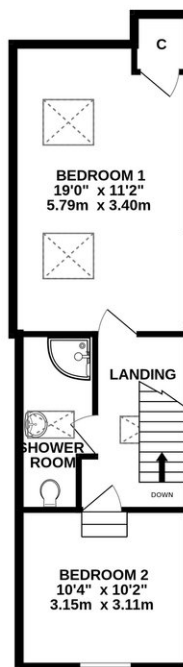
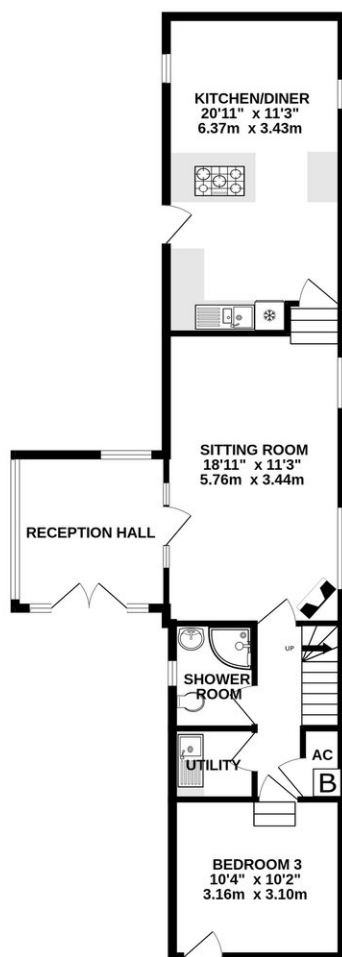
- Reception hall overlooking the garden
- Sitting room with oak floor and feature gas fired stove
- Large dining kitchen with integrated appliances, vaulted ceiling and exposed beams with a double aspect
- Utility room
- Ground floor bedroom/reception and shower room
- Two first floor bedrooms (one currently used as a study) and a further shower room
- Single garage in a block (power light and roof storage), allocated parking and further parking available within the garden
- Lovely garden extending to c.100' x 98 with a patio, original granary with power and light and store shed
- Further land available by separate negotiation. Approximately 0.95 acres of pasture land with mature trees and bordered by post and rail fence.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

OUTBUILDINGS
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.5 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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DISCLAIMER

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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.

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