



£240,000

At a glance...



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**holland
& odam**

5 Summerhouse Orchard
Glastonbury
Somerset
BA6 8JA

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From our Glastonbury office, proceed to the top of the High Street, and then proceed across Wells Road into Bove Town. After about 100 yards, you will see a metal gate on the right for Summerhouse Orchard, with the entrance to number 5 immediately on the left.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated in an elevated position, a short walk from the town centre with its good range of shops, supermarkets, restaurants, cafes, public houses and health centres. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells and the thriving centre of Street, which offers a wide range of facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village.

Insight

This attached 1830 artisan cottage is hidden in a secluded location off Bove Town, just a stone's throw from Glastonbury High Street. The accommodation includes a generous sitting/dining room with fireplace, adjoining kitchen, two bedrooms and a first floor bathroom. Outside, there is an enclosed garden with established planting and useful timber shed.

- Situated in Bove Town, just moments from Glastonbury High Street and its excellent range of shops, cafés, restaurants and everyday amenities.
- An entrance porch opens into the kitchen, which is fitted with a range of wall and base units and includes space for freestanding appliances.
- The generous sitting and dining room measures approximately 17'10" by 12'8", with a window, to the front, further side window and a traditional fireplace.
- Stairs rise from the living area to the first floor landing, with timber doors opening to the two bedrooms and bathroom
- Bedroom one is a particularly generous double room with exposed timber floorboards and windows to two elevations, providing plenty of natural light and glimpses of Glastonbury Abbey.
- A second bedroom overlooks the garden, while the bathroom includes a panelled bath with shower over, pedestal wash basin and WC.
- The enclosed garden has paved pathways, established trees and planting, together with a timber shed positioned towards the foot.



The floor plan shows a house with the following layout:

- KITCHEN:** 12'0" x 5'7" (3.65m x 1.69m). It contains a stove with four burners and a sink.
- SITTING/DINING ROOM:** 17'10" x 12'8" (5.44m x 3.87m). It features a fireplace on the right wall and a door labeled 'B'.
- PORCH:** Located at the bottom left of the house.
- Stairs:** Located between the kitchen and the sitting/dining room, with an arrow pointing 'UP' and a door labeled 'C'.

The floor plan shows a central landing area with a staircase labeled 'DOWN' leading to the first floor. To the left of the landing is a bathroom containing a bathtub, toilet, and sink. To the right of the landing are two bedrooms. Bedroom 1 is a large room with a window, and Bedroom 2 is a smaller room with a window. The plan also shows an air conditioning unit (AC) and a door leading out from the landing area.

BATHROOM
9'1" x 5'7"
2.78m x 1.70m

BEDROOM 1
13'3" x 10'0"
4.03m x 3.04m

BEDROOM 2
7'8" x 6'9"
2.34m x 2.06m

LANDING

DOWN

AC

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