

holland&odam Blackberry Barn | Baltonsborough | Somerset | BA6 8QS







£545,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy Rating B

Council Tax Band

Services
Mains electricity, water and drainage are connected. Air Source central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

On entering the village from Street/Baltonsborough, proceed to the staggered crossroads in the village centre, (Greyhound Inn opposite). Turn right into Martin Street and continue a little further, where the property can be found on the left hand.

Location

The property is situated in the popular village of Baltonsborough which has local amenities including Post Office/General Store, Inn, Primary School and Parish Church. Baltonsborough is some four and a half miles from both the historic town of Glastonbury and the thriving centre of Street which offer good shopping, sporting and recreational facilities. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is within half an hour's drive, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Description

Blackberry Barn is an individual newly built home situated within a generous plot adjoining open fields, yet conveniently placed within walking distance of the centre of Baltonsborough. The impressive accommodation includes a spacious kitchen and family room, separate sitting room and two double bedrooms, one arranged on each floor. A sweeping driveway, sunny garden and substantial detached outbuilding complete this unusual village property. In total the internal accommodation totals circa 1350sqft, with the land and gardens approximately 0.33 acres.

A solid oak entrance door with glazed side panel opens into the entrance hall, where there is a cloakroom, storage cupboard and matching oak doors leading to the principal rooms. The impressive kitchen and family room is open to the eaves, with wide bifold doors opening onto the terrace and garden. It is fitted with a range of wall, base and drawer units, together with a double electric oven, induction hob and integrated dishwasher. A breakfast bar provides space for stools, with ample room for a family dining table, seating and additional furniture. An oak door opens into the utility room, fitted with further units, a sink, fridge freezer, washing machine and tumble dryer, together with a door to the garden and loft storage above. The ground floor double bedroom has a rear facing window, adjoining dressing room and an en suite shower room comprising a fully tiled shower enclosure with mains shower and separate hand shower, vanity wash hand basin and WC.

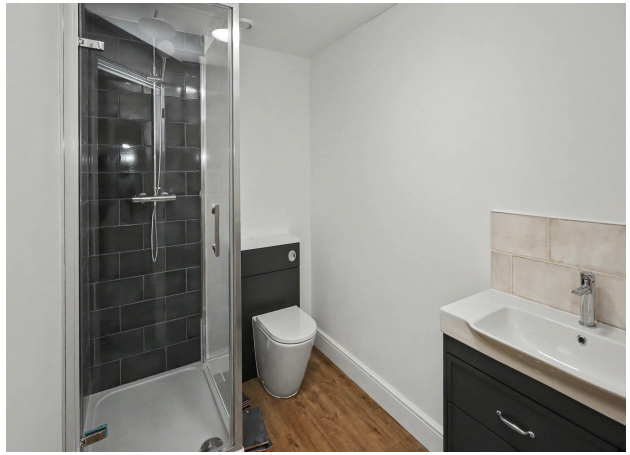
The sitting room enjoys plenty of southerly light, with fully glazed doors and matching side panels overlooking and opening onto the terrace and garden, together with a further window to the side. An oak staircase rises to the first floor landing, where there is useful eaves storage and doors to the principal bedroom and shower room. The bedroom features full height opening windows with matching side panels, taking in the outlook across the garden. Completing the accommodation is a shower room fitted with a fully tiled enclosure, overhead shower and separate hand shower, vanity wash hand basin and WC.











The property is approached through a metal entrance gate, with a power supply already available should a purchaser wish to install an electric gate. A sweeping gravel driveway continues towards the house, providing ample parking and turning space before leading to the detached stone and timber clad outbuilding. This is supplied with power and light and offers potential for a variety of uses, subject to any necessary consents. The generous garden is principally laid to lawn and offers an opportunity for further cultivation. A broad patio extends across the front of the house, providing an ideal space for outdoor dining while enjoying the sunny aspect during the spring, summer and autumn months. Access is available to both sides of the property, with the air source heat pump situated to the right, serving the ground floor underfloor heating and radiators on the first floor.

- Distinctive and individually designed detached home occupying a generous plot adjoining open fields, yet within a short walk of the village school, shop and post office, public house and church.

- Impressive kitchen/family room opening to the eaves, with wide bifold doors onto the terrace, extensive range of fitted units, integrated appliances, breakfast bar and ample space for dining and seating.

- Light and spacious sitting room enjoying a southerly aspect, fully glazed doors and matching side panels opening onto the patio and garden, together with a further side window.

- Two generous double bedrooms arranged over the ground and first floors, with the ground floor bedroom benefiting from a dressing room and en suite shower room.

- Useful utility room fitted with additional units, sink, fridge freezer, washing machine and tumble dryer, with direct access to the garden and a loft hatch providing further storage.

- Sweeping gravel driveway providing ample parking and turning space, leading to a substantial stone and timber clad outbuilding supplied with power and light.

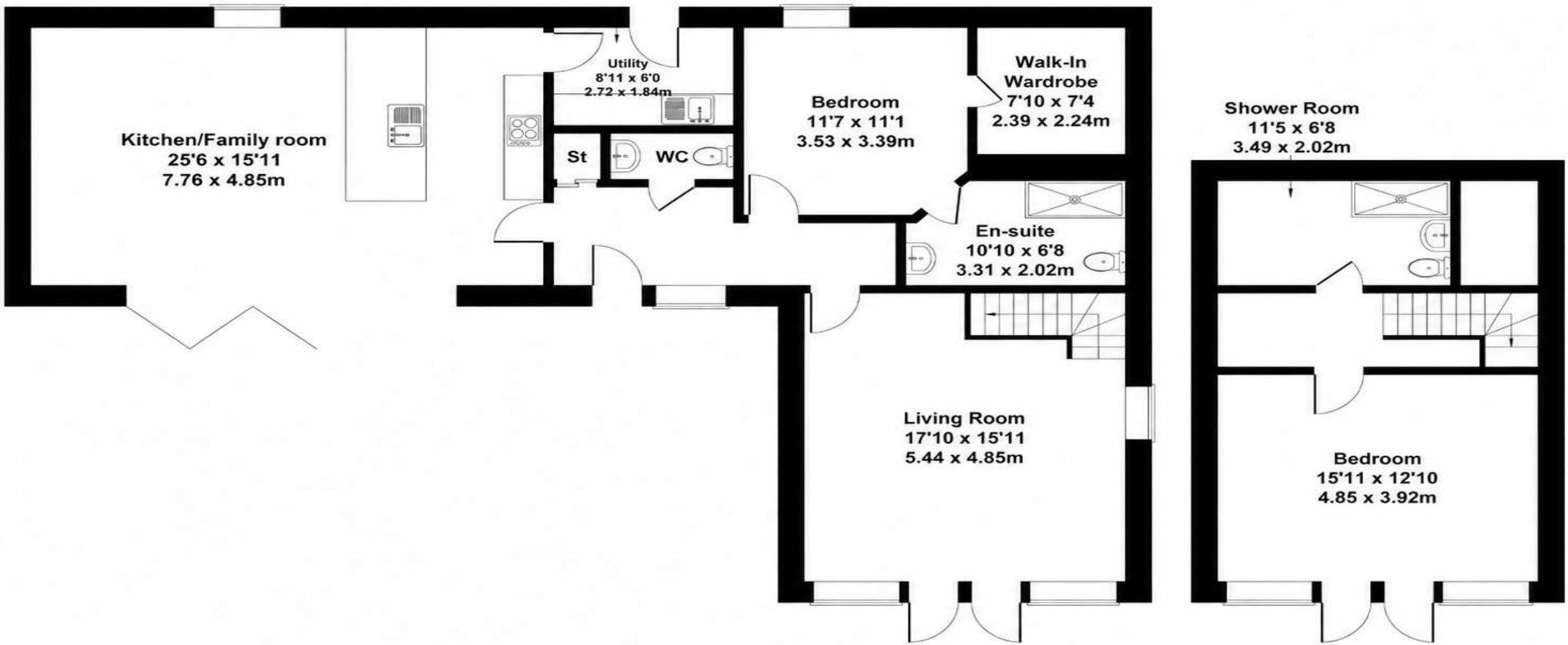
- Air source heat pump serving underfloor heating throughout the ground floor and radiators on the first floor, complemented by a sunny garden adjoining open countryside.







Blackberry Barn



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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