





£595,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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Energy
Rating

E

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the Glastonbury office, proceed to the top of the High Street and turn right into Lambrook Street. Continue on into Chilkwell Street and at the mini roundabout (Rural Life museum), carry on straight over along Chilkwell Street. You will pass the Chalice Well on the left and as you merge into Courting Batch, you will find Bell House along on the right hand side.

Description

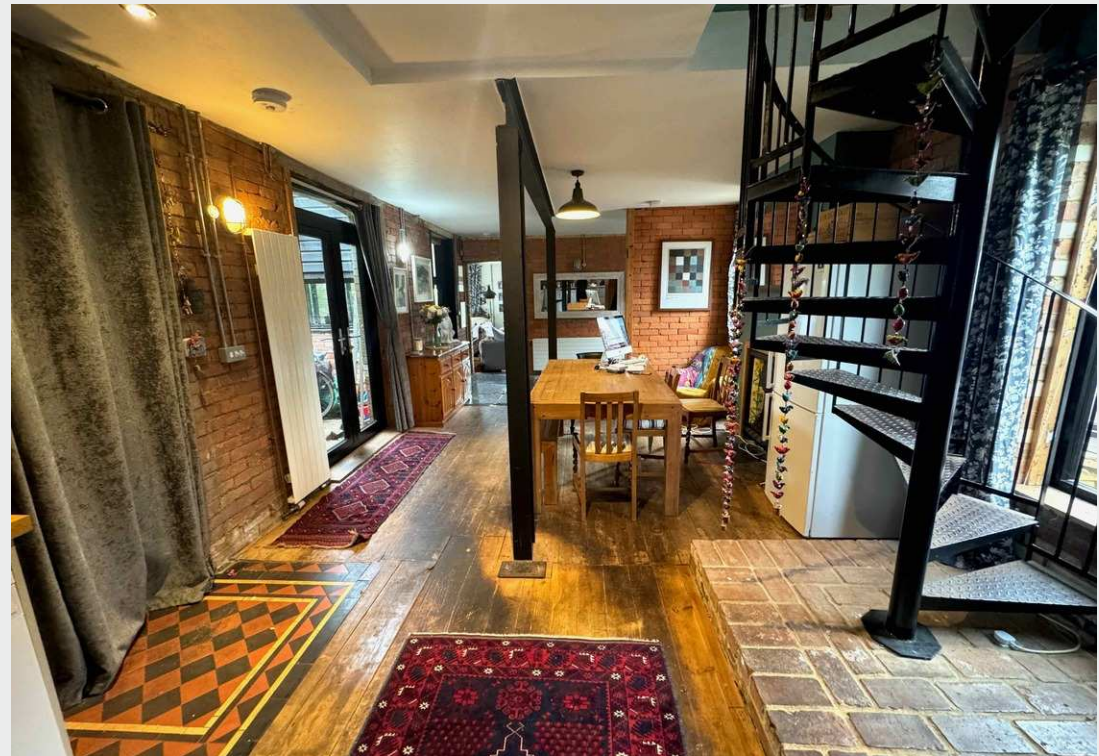
This beautifully presented period home boasts a blend of classic charm and modern open-plan living. With floor-to-ceiling windows, the property enjoys stunning southerly views. The first floor features two spacious bedrooms, one with a private balcony, and a luxurious family bathroom. Additionally, a detached two bedroom holiday let with independent access, offers an attractive income potential. The landscaped gardens provide multiple raised seating areas, perfect for enjoying the stunning views.

The main house boasts original features and is designed with an open-plan layout, that showcases floor-to-ceiling windows, flooding the space with natural light and offering stunning southerly views. The ground floor includes an extended lounge, featuring a wood-burning stove and wide glass doors that lead out to a beautifully landscaped garden. The kitchen is fitted with modern units and integrated appliances, and a spiral staircase to the first floor, where an impressive family bathroom and two good double bedrooms await, with both the bedrooms and bathroom featuring wooden floors. The larger bedroom comes with a private balcony, perfectly positioned to take in the uninterrupted views, with the bathroom being well appointed to include a free standing bath and separate shower enclosure.

Across from the main residence lies a charming detached holiday let, offering two well-appointed bedrooms, bathrooms and two living areas, each with kitchen spaces. With separate access, these units provide a fantastic opportunity for independent rentals, which have already proven popular with guests.

Location

The property is situated in an elevated position, within close proximity to Glastonbury Tor and Chalice Well, being approximately a 0.5 miles 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. The thriving centre of Street is 2.5 miles and offers more comprehensive facilities including Strode College, Strode Theatre, both indoor and outdoor swimming pools and the complex of shopping outlets in Clarks Village. The M5 motorway can be accessed at Junction 23 (Dunball) some 14 miles whilst Bristol, Bath, Taunton and Yeovil are within commuting distance.





Nestled within a secluded landscape garden, Bell House has a summer house positioned in one corner, offering picturesque views of Wearyall Hill. The secluded patio terrace enjoys a delightful, sunny, south-westerly aspect. An enclosed gated courtyard provides secure off-road parking for one car, with a further patio area taking in stunning, far-reaching southerly views. Additional features include a carport and a third off-road parking space, providing private garden space and parking for both the private residence and the letting units.

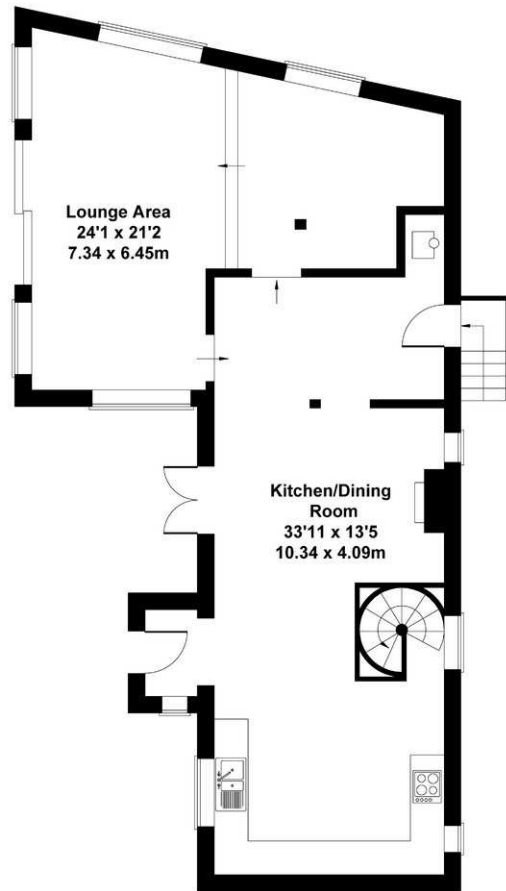


- ****Extensively Renovated Period Home:**** Retains charming features such as exposed brick walls and floor-to-ceiling windows, offering stunning southerly views.
- ****Spacious Open-Plan Living:**** The extended lounge features wide glass doors, a wood-burning stove, and direct access to a landscaped garden.
- ****Modern Kitchen:**** Includes integrated appliances, a range of units, and a spiral staircase leading to the first floor.
- ****First-Floor Comfort:**** Two double bedrooms, with the master bedroom boasting a private balcony with beautiful southerly views.
- ****Detached Holiday Let:**** Features two independent units with separate access, offering two bedrooms and kitchen-equipped sitting areas, ideal for guests.
- ****Prime Southerly Views Throughout:**** The property maximises its views through expansive windows, a balcony, and a thoughtfully landscaped garden.
- ****Off Road Parking:**** To one side there is a carport providing parking for one car, double gates then open between the properties to provide a second space, with a third situated at the front.

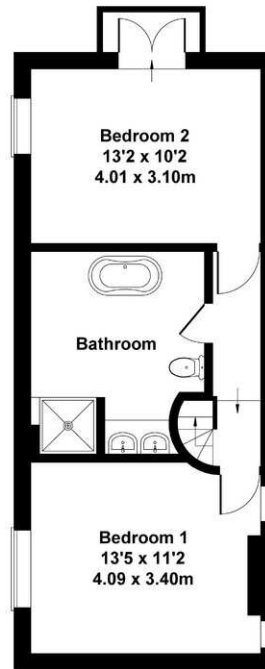


Bell House, Coursing Batch

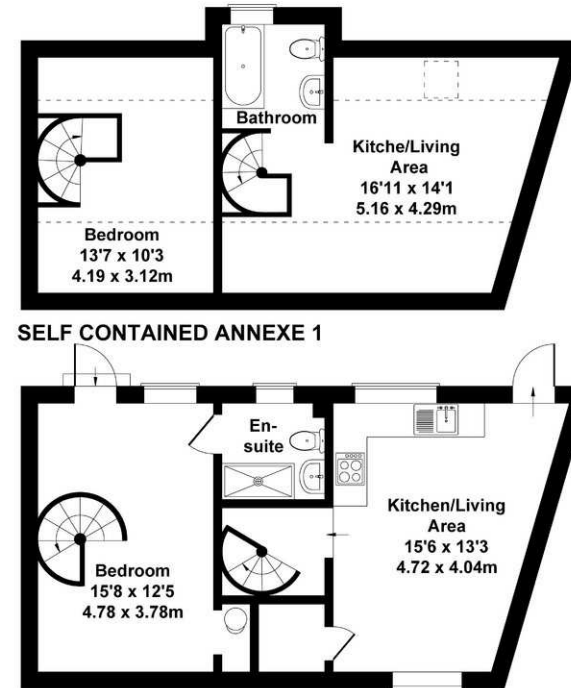
Approximate Gross Internal Area
2120 sq ft - 197 sq m



GROUND FLOOR



FIRST FLOOR



SELF CONTAINED ANNEXE 1

SELF CONTAINED ANNEXE 2

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. *

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