





£595,000

To View:

Holland & Odam
30 High Street, Glastonbury, Somerset
BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk



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Energy Rating D

Council Tax Band D

Services

Gas Central Heating

Local Authority

Mendip District Council
0300 3038588
mendip.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 left and then immediately right into Bove Town. Continue and Bushy Coombe will be found on the right-hand side.



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. Excellent schooling can also be found locally across all ages to include Strode College which celebrates an outstanding Ofsted rating 3 miles, prestigious Millfield School just 2.5 miles, Millfield Prep 3 miles, Hazelgrove Prep school 6 miles, Wells Cathedral 8 miles, Kings School Bruton and Bruton School for Girls 10 miles. Castle Cary with its main line connection to London Paddington is twenty minutes drive whilst the nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) can be reached within half an hour. Bristol, Bath, Taunton and Yeovil are all within commuting distance.



Description

A wonderful Grade II listed, period property, full of character, featuring an imposing inglenook fireplace, exposed beams and stonework, a lovely, southerly facing rear garden with secure driveway parking to a single detached garage. Most significantly, are the views to Glastonbury Tor, Bushy Coombe Gardens and access to both via Wick Hollow and Bulwarks Lane.

From the side entrance hall, glazed doors open into the sitting room, stairs rise to the first floor and a door on the left opens to the dining room. The sitting room is spacious, and features a large inglenook at one end, with plenty of space for furniture and meditation. A door opens into the dining room, having a tiled floor, wooden beam and a further door opening into the kitchen. Here you find a range of cupboards and includes a twin oven 'Aga'. There is ample space for a breakfast table, a window to the rear and further door opening into the utility room. This comprises a further range of units, plumbing for a washing machine and a door to the cloakroom, where you will also find a cupboard concealing the gas fired central heating boiler.

From the first floor landing, doors open to the five bedrooms and the family bathroom. The master bedroom has a window to the front and includes an en-suite shower room. Bedrooms four and five also have front facing aspect. The remaining bedrooms, two and three, are both doubles and enjoy wonderful views over the garden, adjacent roof tops, to Glastonbury Tor and Bushy Combe beyond. Finally, the family bathroom comprises a panelled bath, shower enclosure, WC and a wash hand basin.

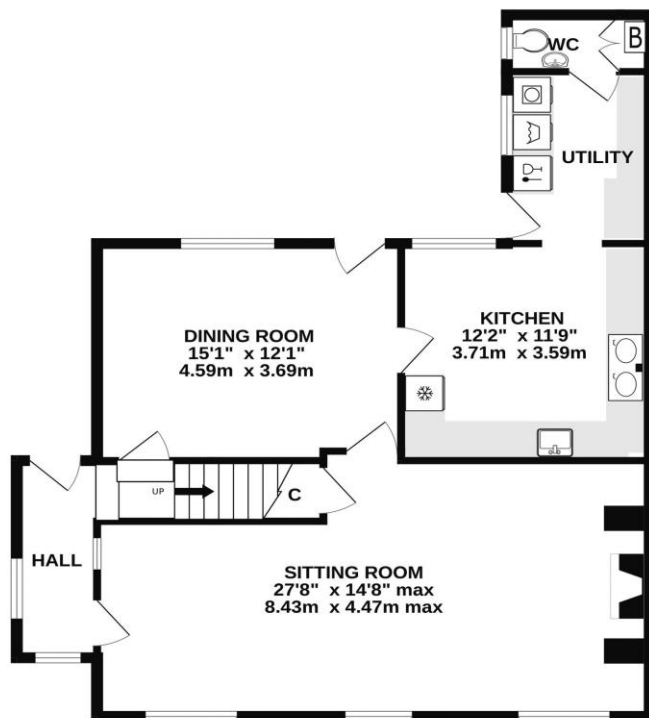
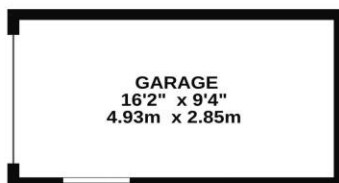


The garden here is a real joy. You approach the property via Bushy Coombe Gardens, through a wooden pedestrian gate. This brings you into a lovely enclosed oasis of calm, with an array of flowering plants, lawn and secluded seating areas, all enjoying a sunny southerly aspect. At the foot of the garden there is a driveway, again accessed via gates from Bushy Combe Gardens, and lead up to the single detached garage.

- A charming Grade II listed period house, situated in an historic location with views to Glastonbury Tor and Bushy Coombe
- This property is available with No Onward Chain and is ideal as a family home, a retreat, or as it is currently, a successful Air BnB
- On the ground floor, there is a spacious sitting room with an imposing inglenook fireplace, dining room, kitchen, utility and cloakroom
- up to the first floor, where there are five good bedrooms, with the master bed having an en-suite
- The rear facing bedrooms all enjoy distinctive views to Glastonbury Tor and Bushy Coombe
- Finally on the first floor there is a family bathroom, which includes a bathroom and shower enclosure
- The gardens are a joy, being full of colour during spring and summer, taking in a fine southerly aspect
- At the foot, there is a driveway with parking for two/three cars, up to the single detached garage



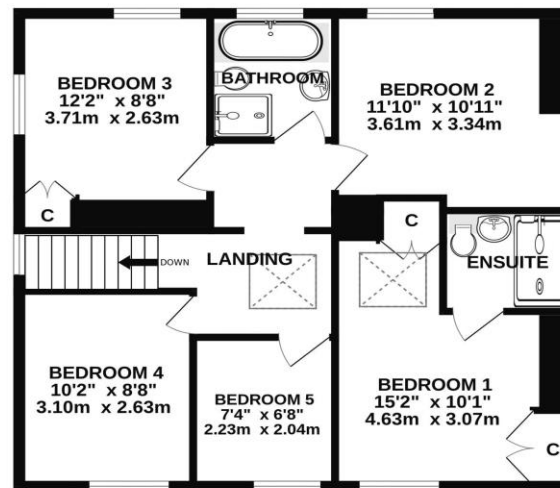
GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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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1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



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