

holland&odam Old Coach House | Glastonbury | Somerset | BA6 9HQ







£350,000

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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left), take the second exit on to the by-pass. At the next roundabout take the third exit right into Sedgemoor Way, first right and then first left into the development. Take the first turning on the right where the property will be found at the end of the cul-de-sac.

Location

The property is conveniently situated within walking distance of the town centre with its good range of shops, cafes, restaurants, supermarkets, Inns, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is some 6 miles from the Cathedral City of Wells. The thriving centre of Street is 2 miles and offers more comprehensive facilities including both indoor and outdoor swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is 14 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Description

Old Coach House is a distinctive detached period home, conveniently situated within approximately five minutes' walk of Glastonbury High Street. The individual accommodation includes a kitchen and breakfast room, sitting room, spacious conservatory, two bedrooms and a versatile dressing room, study or nursery. Parking for three vehicles and a secluded sunny garden complete this charming home.

A pathway leads from the driveway, around the conservatory and into the secluded garden, where the front entrance opens into the hall. A wooden staircase rises to the first floor. The hall has matching panelled doors opening into the sitting room and kitchen. The kitchen/breakfast room is fitted with a modern range of wall, base and drawer units, complemented by oak work surfaces and integrated appliances including a double oven, gas hob, dishwasher and washing machine, with space for an upright fridge freezer. There is a window to the front, fully glazed double doors opening onto the courtyard and garden, and a cupboard housing the Worcester gas fired central heating boiler. The sitting room features an exposed brick partition wall, a window to the front and glazed doors opening into the conservatory. Glazed on three sides and fitted with roof blinds, the conservatory provides an additional reception room suitable for use as a dining room, studio or garden room, with further doors opening onto the garden.

From the first floor landing, matching wooden panelled doors open to the two principal bedrooms, family bathroom and a versatile third room suitable for use as a dressing room, study or nursery. Bedroom one enjoys dual aspect windows to the front and side, together with a higher than average ceiling height. Bedroom two has a similar ceiling height and a front facing window, while the dressing room, study or nursery has a window to the side. The bathroom comprises a panelled bath with mains fed shower over, wash hand basin and WC, complemented by panelling to dado height and a roof light providing natural light.











The property is approached from the close over a gravel driveway providing parking for several vehicles across the front, with an additional parking space positioned to the right near the entrance. A pathway passes a substantial timber shed or workshop, equipped with electric lighting and sockets, before a wrought iron gate opens into the enclosed rear garden. The garden enjoys a good degree of seclusion and sunlight throughout the spring, summer and autumn months, with an artificial lawn providing ease of maintenance. A brick pathway continues between raised beds to a covered gazebo, creating a secluded space for outdoor dining and seating. Steps descend to a private courtyard, with direct access into the kitchen and breakfast room.

- Charming detached coach house conversion, discreetly situated off Bella View Gardens and within approximately five minutes' walk of Glastonbury High Street and its wide range of amenities.

- Modern kitchen and breakfast room fitted with oak work surfaces and integrated appliances, with fully glazed double doors opening directly onto the secluded courtyard and rear garden.

- Characterful sitting room featuring an exposed brick partition wall, a window to the front and fully glazed doors opening into the spacious conservatory.

- Conservatory glazed on three sides and fitted with roof blinds, providing a versatile additional reception room suitable for use as a dining room or garden room.

- Two principal bedrooms with higher than average ceiling heights, together with a third room offering flexible use as a dressing room, study or nursery.

- Gravel driveway providing off road parking for several vehicles, including an additional parking space positioned near the entrance to the driveway.

- Secluded garden enjoying a sunny aspect, with artificial lawn, raised beds, covered gazebo, courtyard and a substantial timber shed or workshop with power and lighting.



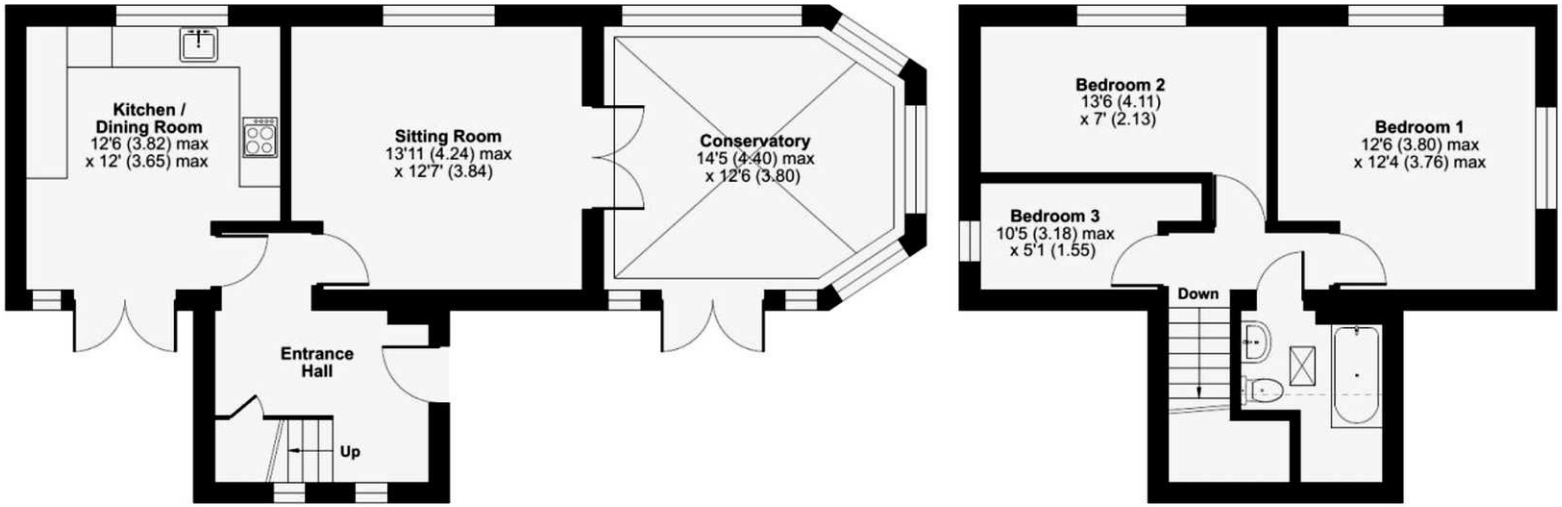




Old Coach House, Bella View Gardens, Glastonbury, BA6 9HQ

Approximate Area = 1017 sq ft / 94.4 sq m
Limited Use Area (s) = 23 sq ft / 2.1 sq m
Total= 1040 sq ft / 96.5 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

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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