





GUIDE PRICE Offers in excess of
£1,550,000

To View:

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



9



5



5

Energy
Rating **N/A**

Council Tax Band

A = Annex, D = Coach House and F =
Main house

Services

Oil Central Heating to the main
house. **Coach House** separate gas
and electricity; water from the main
house. **Annex** separate electricity;
hot water and heating from the main
house.

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure
Freehold





Directions

From our Glastonbury office in the centre of town, proceed to the top of the High Street and carry straight on over into Bove Town, proceeding on up the hill. Woodlands can be found along on the right hand side, after approximately 200 yards.



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

Woodlands is a charming detached property, with the main house comprising of six bedrooms and three bathrooms, three reception rooms and kitchen/breakfast room. Utility room, studio, boot room/workshop, substantial parking in the enclosed courtyard and a further circa two acres of garden, orchards and outbuildings. Additionally, there is a two bedroom coach house, one bedroom annex (both of which have been successfully rented out).

Originally believed to date back to the 18th century with more latter day Victorian additions, Woodlands enjoys a tremendous amount of character, but also practical and very flexible accommodation. You enter through an imposing front door to the reception hall, with an oak floor, which continues onto the snug and dining room. Stairs rise to the first floor and doors lead to the three reception rooms. Both the dining room and drawing room feature bay windows to the rear and original fireplaces. The snug affords a more imposing inglenook fireplace with wood burner. The hall continues on, passing the cloakroom and second staircase, with a door opening into the kitchen/breakfast room. Here there is a range of bespoke units, a gas fired AGA and space for a breakfast table. A door then leads to the boiler room and utility, with further doors to the studio, workshop/boot room and courtyard.

Onto the first floor, where there six double bedrooms, two of which benefit from en-suite bathrooms (blue room and red room). The white room, garden and blue bedrooms, all enjoy delightful views over the rear gardens. Leaving the red room with a view over Bove Town, the yellow bedroom and bedroom six, both with front facing aspects.

The Annex is a fully furnished property with accommodation on one level, comprising a hall, open plan lounge and kitchen, plus there is a bedroom and bathroom. This accommodation could also be reinstated as part of the main house.

Boot room/workshop/first floor studio offers tremendous potential over two floors, having formerly been used as an art studio. Finally the **Coach House**, sitting in the courtyard and adjoining Woodlands, has a large sitting room with wood burning stove, cloakroom and kitchen on the ground floor, with two bedrooms and a bathroom on the first floor.



After the delightful tour of the main house, a wooden side gate from the front garden leads into a private main garden at the rear. From Bove Town, there is a vehicular access to a cobble stone courtyard, and side access to the main house and gardens.

The gardens in principle, are laid to lawn, interspersed with a wide variety of mature plants and shrubs. A colourful wisteria climbs the rear elevation, which along with the lawns and shrubs, form the major part of the formal walled garden. In total, the gardens extend to circa 2 acres and also include vehicular access to an outbuilding at the bottom of the orchard, which provide further development potential, subject to planning.

- Substantial Grade II listed period property, situated close to the town centre and enjoying circa 2 acres of formal garden, orchard and outbuildings
- The main house enjoys 6 bedrooms and three bathrooms on the first floor, with stairs up to a large, semi boarded attic space
- On the ground floor, there is a formal drawing room, along with a dining room, snug and kitchen/breakfast room. In addition a cloakroom, boiler room and utility. There is also a workshop/boot room and an open plan first floor space, formerly utilised as an art studio.
- Woodlands also benefits from an adjoining two bedroom coach house and one bedroom fully furnished annex
- Wooden gates, from Bove Town, open into a large cobbled courtyard, with plenty of features indicating the history of the buildings. This area provides ample parking and offers access to the main house and gardens
- Forming part of the two acres, is an orchard, benefitting from a vehicular access and outbuildings, offering further potential (subject to planning consents)
- The sale also includes the four poster bed in the red room and wardrobe in the garden room



Woodlands, Bove Town

Approximate Gross Internal Area = 400.2 sq m / 4308 sq ft
 (Including Loft Studio)
 Stables = 72.2 sq m / 777 sq ft
 Barn = 34.4 sq m / 370 sq ft
 Total = 506.8 sq m / 5455 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID548385)

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 Woodward Insurance & Mortgage Insurance Services.*

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

