



£399,950

At a glance...



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**holland
& odam**

Swallow Barn
Tuckers Lane
Baltonsborough
BA6 8RH

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From the Glastonbury office, take the A361, Shepton Mallet road. After passing Millfield Prep school on the right, continue on for another mile, whereby you will see a turning on the right hand side for Baltonsborough. Follow this road into the village, and after passing through the 'S' bend, you will see Tuckers Lane on your right hand side, with the turning for Swallow Barn immediately on your left.

Services

Mains electricity, water and drainage are connected. Underfloor heating from the Air source heat pump

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Age restriction covenant to the over 55's



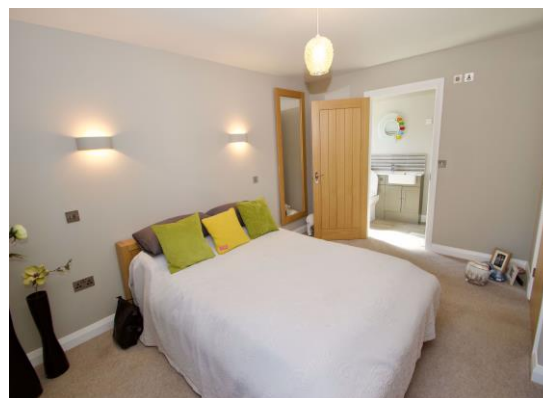
Location

Baltonsborough is an attractive Somerset village surrounded by beautiful open countryside. The village is well served by a primary school, public house and village hall. The parish hosts many clubs and activities. Glastonbury, Street and Shepton Mallet are all within easy reach and offer a further range of shopping, dining and leisure pursuits. Street is home to the famous Clarks Village outlet shopping and of course the Millfield School Campus with Edgarley School at Glastonbury. The nearest M5 motorway interchange at Dunball (Junction 23) is some thirty minutes drive whilst Bristol, Bath and Yeovil are all within daily commuting distance. Castle Cary, with its main line station to London Paddington, and the A303 major trunk road at Podimore, are both approximately 8 miles.

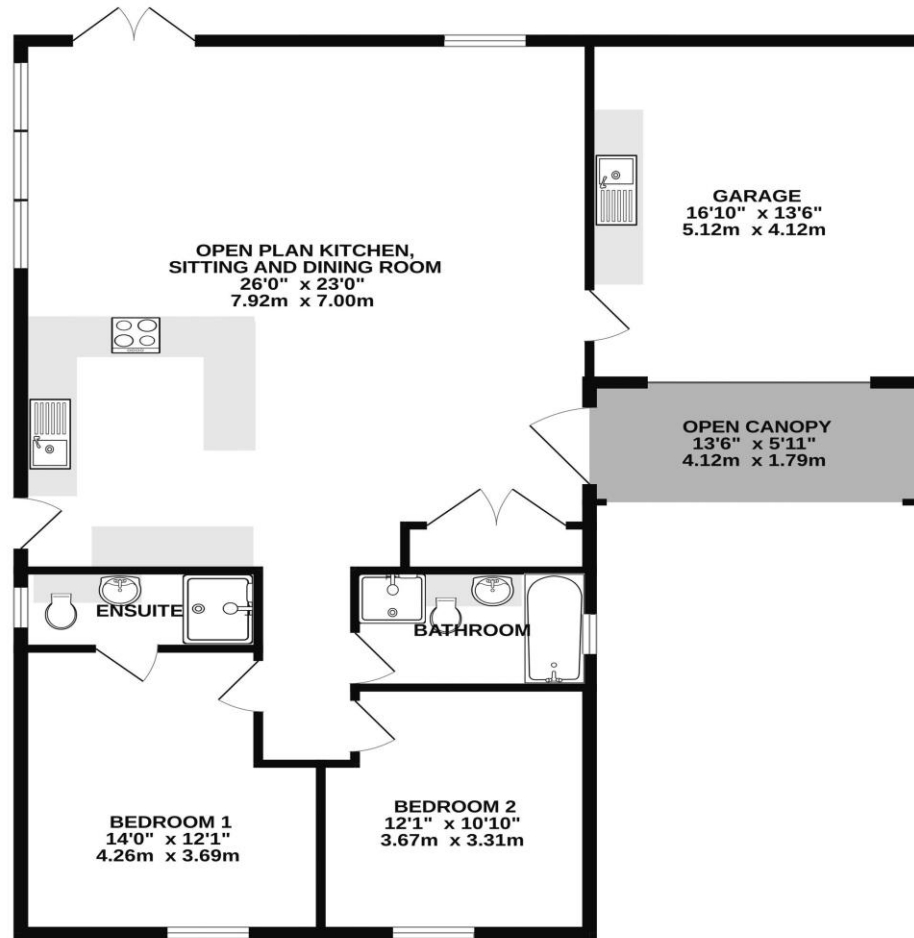
Insight

Swallow Barn is tucked away in the corner of this select development of four similar properties, situated on the edge of the village. This linked detached property has been designed with an open plan, modern contemporary feel, being well appointed with a superb range of kitchen and bathroom fittings. There is underfloor heating throughout from the air source heat pump, attractive garden on two sides enjoying a lovely southerly aspect, backing onto an orchard and ample parking to the single garage and to the side.

- This link detached bungalow, with an age restriction covenant for the over 55's, affords a modern contemporary open plan feel to the main living accommodation
- The sitting room, dining area and kitchen, combined with a high ceiling, plenty of windows and sliding patio doors provide a lovely light and airy feel
- Into the kitchen area, which comprises a range of wall, base and drawer units, having 'corian' work surfaces over. Integrated appliances include electric oven, microwave, induction hob, fridge/freezer and dishwasher
- There are two double bedrooms, both having front facing windows, with the master bedroom also having an en-suite shower room
- The family bathroom is well appointed with a panelled bath with hand shower over, shower enclosure, vanity unit with inset wash hand basin and WC
- Outside, there is driveway parking up to the front canopy and large single garage, this has a roller and houses a utility area, with space and plumbing for washing machine and tumble drier
- Lovely garden to the rear, with extended patio area, surrounding an artificial grass lawn. Patio extends to the side with further storage space available
- The garden enjoys a lovely sunny, southerly aspect looking over the adjacent orchard



GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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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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.

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