





£545,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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1



3

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



## Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout (B & Q on the left) take the third exit into Street Road. Continue, passing Morrisons Supermarket on the left and at the mini-roundabout turn left into Magdalene Street. Continue and after approximately 200 metres turn left into Benedict Street. Continue approximately two thirds of the way down, where the property can be found on the right hand side.

## Description

A stunning and spacious period home offering a blend of traditional charm and contemporary modern improvements, with the addition of a detached coach house, having planning consent for conversion into a one bedroom annexe. The ground floor features a welcoming entrance hall, leading to a sitting room with a fireplace and a dining room opening to a secluded courtyard and study/snug. The recently updated kitchen/breakfast room boasts contemporary units, mahogany work surfaces, and bi-fold doors to the rear garden. The first floor includes three bedrooms with wooden floors and a family bathroom, while the second floor offers a fourth bedroom with potential to create a fifth bedroom. The beautiful and sunny rear garden is complete with a patio, mature plants, shrubs and trees, plus the coachhouse, parking and a side access.

As you step into the entrance hall, you'll be greeted by the warmth of a herringbone oak floor, and stairs with an oak handrail guiding you to the first floor. The hall provides access to the principal reception rooms, including a sitting room that boasts a large bay window and an open fireplace with an inset woodburner. The exposed oak floor seamlessly flows into the dining room, which offers double doors leading to a secluded courtyard, a perfect space for alfresco dining. Adjacent to the dining room is a snug/study, featuring another fireplace and the continuation of the herringbone oak flooring from the hall. The kitchen/breakfast room, recently updated with contemporary units and mahogany wood work surfaces, includes an integrated induction hob, electric oven, and bi-fold doors that open onto the rear garden. The rear hall and utility room offer additional storage and convenience, with space for a fridge/freezer, washing machine, tumble dryer, and a fitted WC, plus plumbing for a potential shower.

The first floor continues with wooden floors extending into all three bedrooms and the family bathroom. The master bedroom enjoys dual-aspect windows, including an east-facing window that frames stunning views of Glastonbury Tor. Bedrooms two and three both overlook the rear garden, with bedroom three featuring a built-in cupboard for extra storage. The family bathroom is well-appointed with a bath, shower over, WC, and wash hand basin. Ascending to the second floor, you'll find an anti-room leading to the fourth bedroom. This space holds potential for conversion into a fifth bedroom, subject to necessary regulations.

## Location

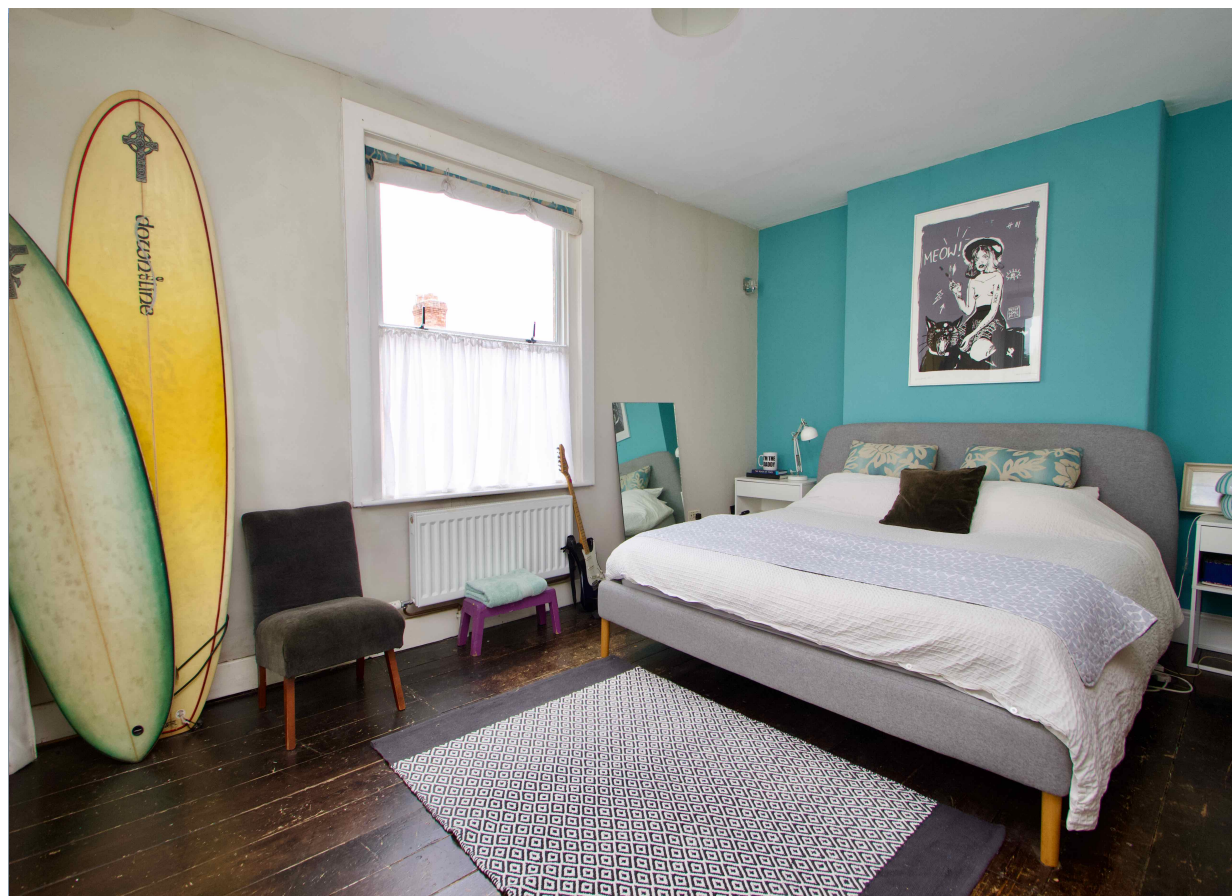
The property is situated in Benedict Street and is within a level walk of the town centre which offers a good range of supermarkets, shops, cafes, restaurants, health centres and public houses. Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells. More comprehensive facilities can be found in Street, 2 miles distant, where Clarks Village offers a wide range of shopping outlets, there are both indoor and open air swimming pools, Strode Theatre and Strode College. Access to the M5 motorway can be gained at Junction 23 some 14 miles.



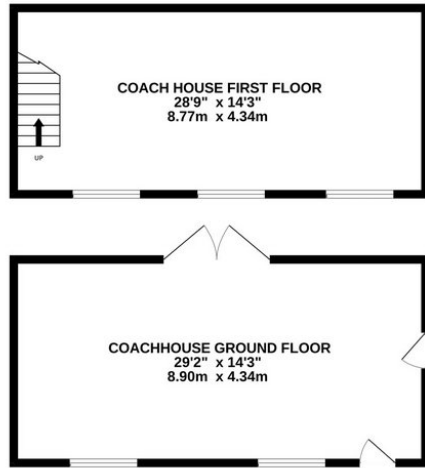


The property benefits from a front path leading to the main entrance, with a secure side gate providing direct access to the rear garden. This delightful outdoor space enjoys abundant sunlight throughout the day and features a patio area extending from the house, perfect for relaxing or entertaining. The mature garden is beautifully landscaped with a vibrant array of plants, flowers, and fruit trees. At the far end of the garden, a large detached coachhouse offers an exciting opportunity with existing planning permission for conversion into a one-bedroom annexe, featuring accommodation across two floors. The coachhouse benefits from double doors that open to rear parking, and there is additional side access into the garden.

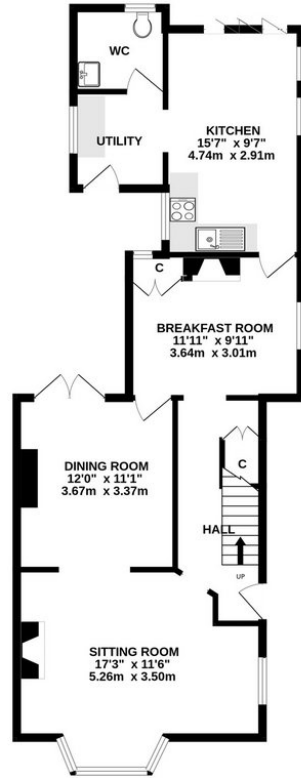
- 1. **Charming Entrance Hall:** Featuring stairs with an oak handrail rising to the first floor, herringbone oak flooring, and access to principal reception rooms.
- 2. **Elegant Sitting Room:** A bright bay window, exposed oak flooring, and a cosy open fireplace with a woodburner create a warm, welcoming atmosphere.
- 3. **Versatile Dining Area:** Connected to a secluded courtyard via double doors, this space seamlessly flows into the snug/study, offering flexibility and comfort.
- 4. **Modern Kitchen/Breakfast Room:** Recently updated with contemporary units, mahogany worktops, integrated appliances, and bi-fold doors to the garden, creating a relaxed family environment
- 5. **Spacious First Floor:** Three bedrooms with wooden floors, including a dual-aspect master bedroom with views of Glastonbury Tor, plus a family bathroom
- 6. **Flexible Second Floor:** Featuring an anti-room leading to a fourth bedroom, with potential to convert the space into a fifth bedroom, pending necessary regulations.
- 7. **Detached Coach House:** At the foot of the garden is a detached two storey coach house with planning permission for a one bedroom annexe. The plans are available for inspection at any time.
- 8. **Sunny Rear Garden:** Delightful mature rear garden affording an array of colour, with a secluded lawn, all taking in great degree of sunlight through the day.



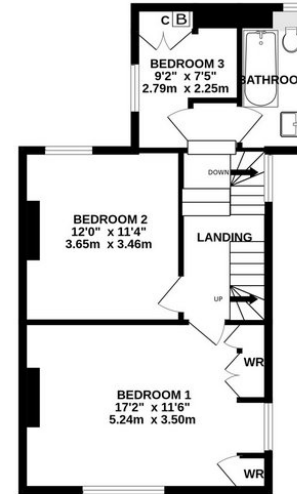
THE COACH HOUSE  
780 sq.ft. (72.4 sq.m.) approx.



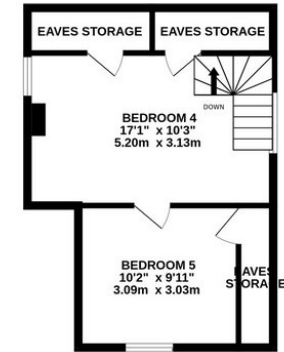
GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 2409 sq.ft. (223.8 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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