

Newtown

West Pennard, BA6 8NL

COOPER
AND
TANNER



£989,000 Freehold

This exceptionally versatile property will appeal to growing families or those seeking accommodation tailored for multigeneration living. The extensive grounds comprise of lawned gardens, a paddock and woodland. There is also a variety of timber framed outbuildings, a double garage and ample off road parking.

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DESCRIPTION

The spacious entrance hall provides access to a dual aspect lounge, a modern kitchen/breakfast room and a designated study. The lounge features an open fireplace with brick surround and affords enviable views over the adjoining grounds and to Pennard hill in the distance. Sliding doors provide access to a substantial sun terrace at the rear. There are two further reception rooms (depending on configuration), a utility room, separate shower room and a WC on the ground floor.

The kitchen/breakfast room overlooks the adjoining grounds and is fitted with a modern, well equipped suite, with ample space for seating. The adjoining utility room providing further storage, plumbing facilities, and access to the garden, a reception / bedroom and a shower room with WC.

The first floor accommodation is of equally good proportions. The bedrooms comfortably accommodate double beds and are fitted with built in wardrobes. There are en-suites facilities in the two larger rooms in addition to a substantial family bathroom. The main bedroom also has the benefit of a designated walk in dressing area.

ANNEXE OR AIR B&B OPPORTUNITY

The current ground floor configuration includes a designated one bedroom self-contained annexe or Airbnb. This part of the property can be independently accessed or incorporated into the main ground floor living

accommodation for those seeking additional bedroom or reception space. The annexe features a fully integrated kitchen suite and a modern bathroom with a separate shower cubicle.

GARDENS, GROUNDS AND OUTBUILDINGS

Gardens are plentiful in addition to an adjoining paddock and woodland on the eastern boundary. The vast expanse of garden is located at the rear and enjoys good levels of privacy, enclosed by hedging on either side. A post and rail fence divides the garden from the paddock and a five bar gate has been installed to allow vehicular access over the paddock and to woodland beyond.

A good selection of timber outbuildings are situated in a secure courtyard location to the rear of the property. Pedestrian side access is provided (either side) in addition to vehicular access via another five bar gate. The outbuildings are all fitted with power and offer a range of options, including home office, therapy space, work studio or simply for secure storage.

AGENTS NOTE

There is a public footpath within the curtilage of the property which runs along the side of the property on the Southern boundary. The footpath is owned and maintained by Woodstock House and is separated from the grounds by fencing and hedge borders.





Woodstock House, West Pennard, BA6

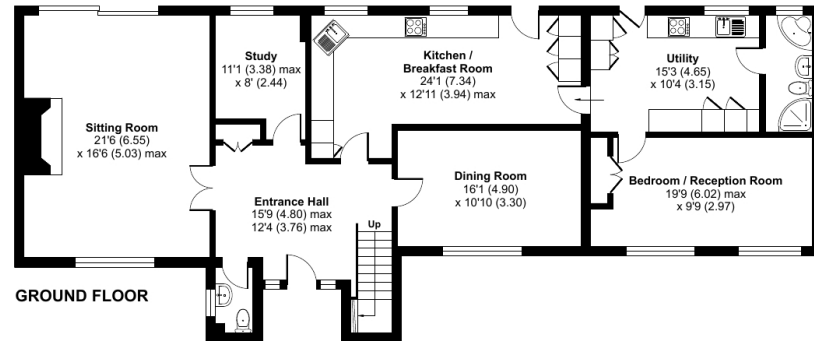
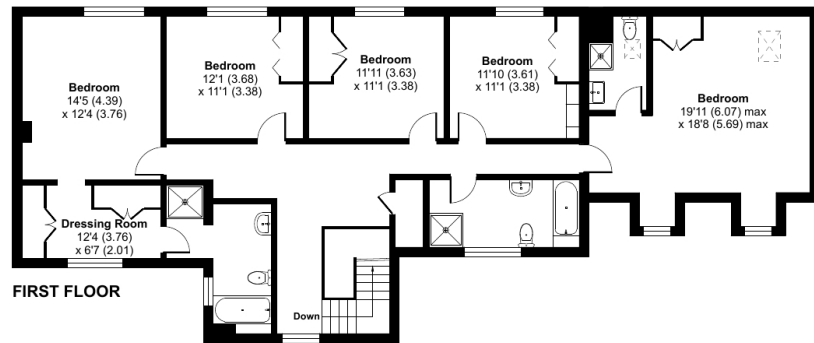
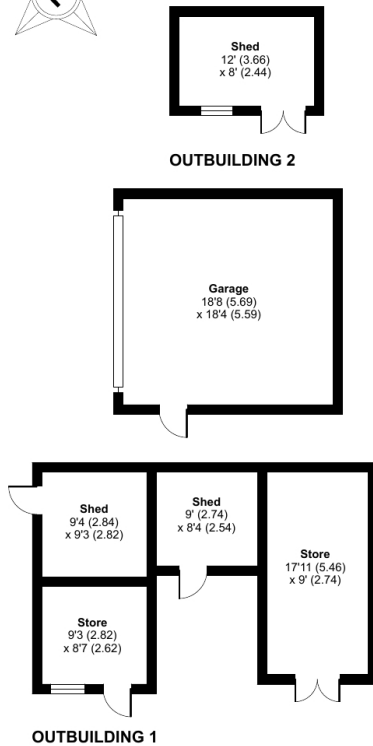
Approximate Area = 3017 sq ft / 280.2 sq m

Garage = 342 sq ft / 31.7 sq m

Outbuildings = 501 sq ft / 46.5 sq m

Total = 3860 sq ft / 358.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1070368

GLASTONBURY OFFICE

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