

Ham Street

Glastonbury, BA6 8PU

COOPER
AND
TANNER



£590,000 Freehold

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Description

A charming centrally located thatched cottage featuring a spacious outbuilding with wet room (WC), first-floor studio and garage. Rich in character, the cottage includes an inglenook fireplace with open fire, exposed beams and wood floors. The accommodation comprises a cottage-style kitchen/breakfast room with stable door, a cosy sitting room, and a versatile ground-floor reception room/double bedroom and shower room. Three first-floor double bedrooms with striking cross beams and a contemporary bathroom complete the layout. The garden offers good seclusion and a southerly aspect, with the outbuilding providing further storage, bathroom facilities and studio above the garage.

Ham Street, Baltonsborough, Glastonbury, BA6

Approximate Area = 1033 sq ft / 95.9 sq m (excludes garage & wood store)

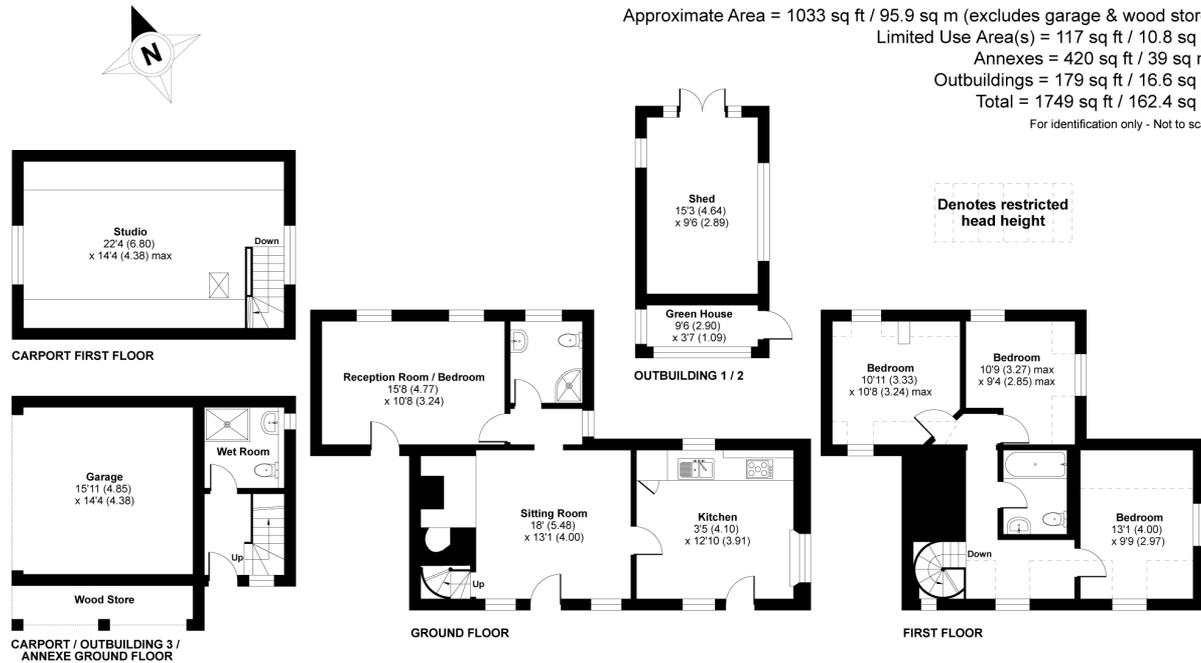
Limited Use Area(s) = 117 sq ft / 10.8 sq m

Annexes = 420 sq ft / 39 sq m

Outbuildings = 179 sq ft / 16.6 sq m

Total = 1749 sq ft / 162.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Cooper and Tanner. REF: 1425435



Features

- Charming Thatched cottage located close to all village amenities.
- Two bay garage with adjoining wood store and first floor studio
- Annexe or ancillary potential, subject to relevant permissions
- Secluded gardens enjoying a southerly aspect
- Inglenook fireplace with open fire
- Grade II listed
- Ground floor reception room / bedroom
- Ground floor shower room
- Freehold - Council Tax Band E

Local Information

- Council Tax Band E
- Tenure Freehold
- EPC Rating G

GLASTONBURY OFFICE

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