

Millbatch Lane

Meare, BA6 9TD

COOPER
AND
TANNER



Guide Price £545,000 Freehold

A spacious and versatile family home, situated on a generous c0.28 acre plot, in a secluded position on a no-through country lane on the edge of the village. Features four/five double bedrooms, two receptions plus a conservatory, detached garage and stunning rural aspects. No onward chain.

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ACCOMMODATION

With the driveway conveniently positioned at the side elevation, the property can as easily be entered via the main front entrance or through the conservatory at the rear. This naturally has practical advantages for busy families or those returning from countryside walks. A modest entrance porch at the front, opens into a light and airy reception room at the heart of the house. Our vendors have used this space for a number of functions over the years, including a dining room and an office. All other accommodation is reached from this area, including stairs to the first floor. The generously proportioned main living room stretches the entire depth of the house and benefits from triple aspect windows as well as a log burning stove, while the third reception room (study) adds flexibility to provide a playroom, hobby space or fifth double bedroom. The well appointed kitchen comprises a comprehensive range of wall and base units with wood effect laminated work surfaces and ceramic one and a half bowl drainer sink. Integral appliances include an electric eye level oven and a ceramic hob, with space provided for a fridge/freezer. From the kitchen you'll find access to a rear lobby, leading to a dual purpose utility and cloakroom with Wc and wash basin, as well as space for laundry appliances; and a large conservatory proving excellent additional entertaining space on the south facing rear elevation.

To the first floor, a large landing area leads to four excellent size double bedrooms, all enjoying fabulous countryside views of varying aspects. The larger master bedroom also takes in a dual aspect, as well as benefiting from an adjacent room which, although requires some finishing works, could provide an excellent dressing room, walk-in wardrobe, or even an ensuite. Completing the accommodation is the stylish family bathroom presented with a modern white suite and contemporary tiling to floor and walls.

OUTSIDE:

The property sits within a generous plot of just over a quarter of an acre, and is situated on a secluded no-through road. The entrance splay to the property has recently been redesigned to provide ease of access, whilst adding wooden gates to ensure a child and pet safe space. The plot is predominantly laid to lawn to the front and sides of the house, offering an abundance of recreation space or a blank canvas for keen gardeners to

landscape. A number of productive fruit trees including plum and apple, can be found to the western side of the garden. Across the secluded and south facing rear elevation, you will find a substantial patio and covered deck providing a fabulous space to eat outside or host during the unpredictable British summer. Outbuildings include a larger than average single garage and adjacent workshop. Nature lovers won't fail to notice the abundant wildlife and bird species native to the surrounding fields and trees, due to the proximity to Ham Wall Nature reserve.

SERVICES:

Mains electric and water are connected, private drainage is in place and oil fired central heating is installed. The property is currently banded C for council tax under Mendip District Council.

LOCATION:

Believed to date back to the 14th Century, Meare is a popular village, enjoying a strong community spirit. The excellent primary school has an 'Outstanding' Ofsted rating. The village lies just 3miles from Glastonbury and Street, where the renowned Millfield Prep and Senior schools are located, and 9 miles from the City of Wells. The Shapwick Heath National Nature Reserve is also close by with its network of walking and cycle paths. Recommended nearby public houses are 'The Duck' at Burtle, Sheppey Inn at Lower Godney and The George Inn at Wedmore.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





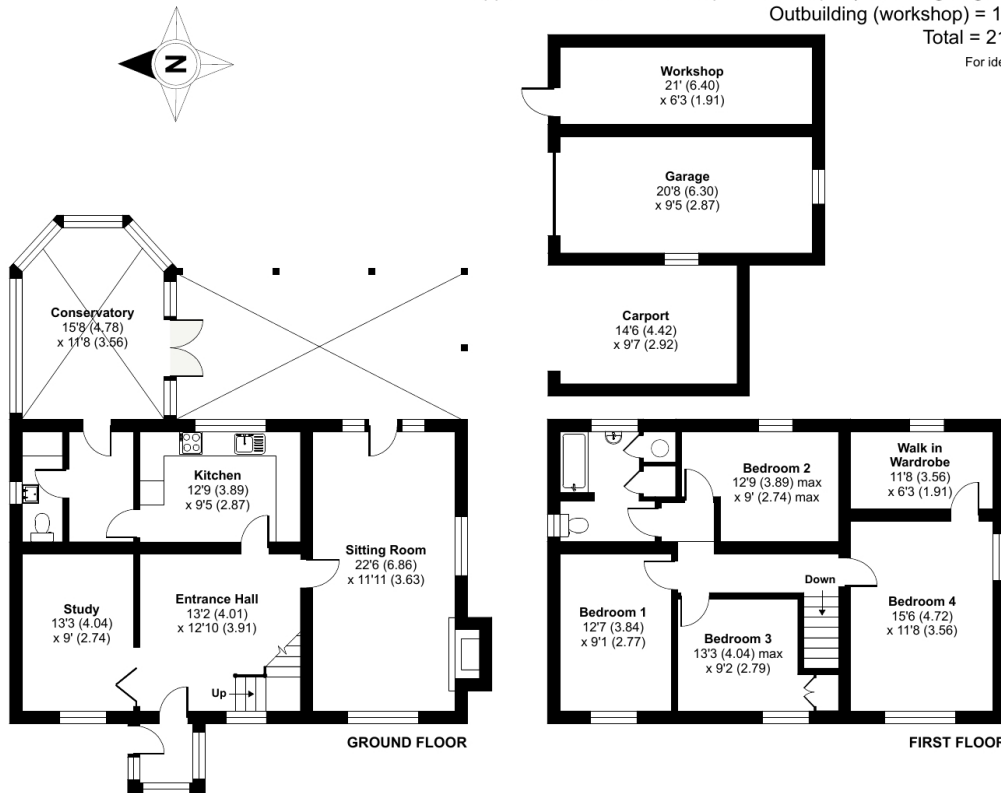
Millbatch Lane, Meare, Glastonbury, BA6

Approximate Area = 2033 sq ft / 188.9 sq m (includes garage & excludes carport)

Outbuilding (workshop) = 131 sq ft / 12.2 sq m

Total = 2164 sq ft / 201 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 2022. Produced for Cooper and Tanner. REF: 910246

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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