

Landmead

Glastonbury, BA6 9LD

COOPER
AND
TANNER



£499,950 Freehold

This period home occupies a 0.48 acre plot and features several outbuildings, including a substantial garden room with a hot tub. The property occupies a secluded position but is within walking distance of Glastonbury Town Centre.

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DESCRIPTIONS

The property is perfectly tailored for family living with the versatile and principle accommodation comprising three separate receptions and a dual aspect kitchen/breakfast on the ground floor. The kitchen/breakfast room is fitted with a good selection of modern units and includes a six ring gas cooker. There is ample space for seating and access to the main entrance hall, a recently upgraded shower room, the rear entrance (via an inner hallway) and to a sun room which enjoys extensive views over the garden. Located at the front of the house and accessed from the main entrance hall, the sitting room features a bay fronted southerly aspect with a gas flame effect fire, and enjoys garden views. A separate dining room/second reception room can be accessed via a door from the sitting room.

There are three bedrooms and a a modern family bathroom on the first floor. Two of the bedrooms accommodate double beds and all bedrooms enjoy views over the extensive gardens that border the property. The family bathroom has been recently upgraded and now composes a modern suite with floor to ceiling ceramic tiles.

OUTSIDE

The property is approached via a private road which leads to a driveway providing off road parking for multiple vehicles. Well tendered, lawned gardens surround the property on three sides and various patio areas offer ample seating space, ideal for entertaining and alfresco dining. There is a detached garage and a separate store room, each have been fitted

with power, light and provide useful storage space. A summer house/ workshop can be found at the top of the garden and there is the more recent addition of a garden room located close to the rear of the property and housing a hot tub which will be included in the sale.

The extensive lawned gardens surround the property on three sides and are enclosed by fencing and hedging. There are a variety of productive fruit trees, including apple and plum trees. The gardens are well-maintained and provide a high degree of privacy, making them ideal for outdoor activities and relaxation

SERVICES

Mains gas, electric, water and drainage are connected, and gas central heating is connected. The property is currently banded D for council tax within Somerset Council.

Additional information such as broadband providers / speed is available in material information report which can be accessed by selecting the virtual to link on our digital advert.

COUNCIL TAX BAND

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TENURE

Freehold





Moorview, Landmead, Glastonbury, BA6

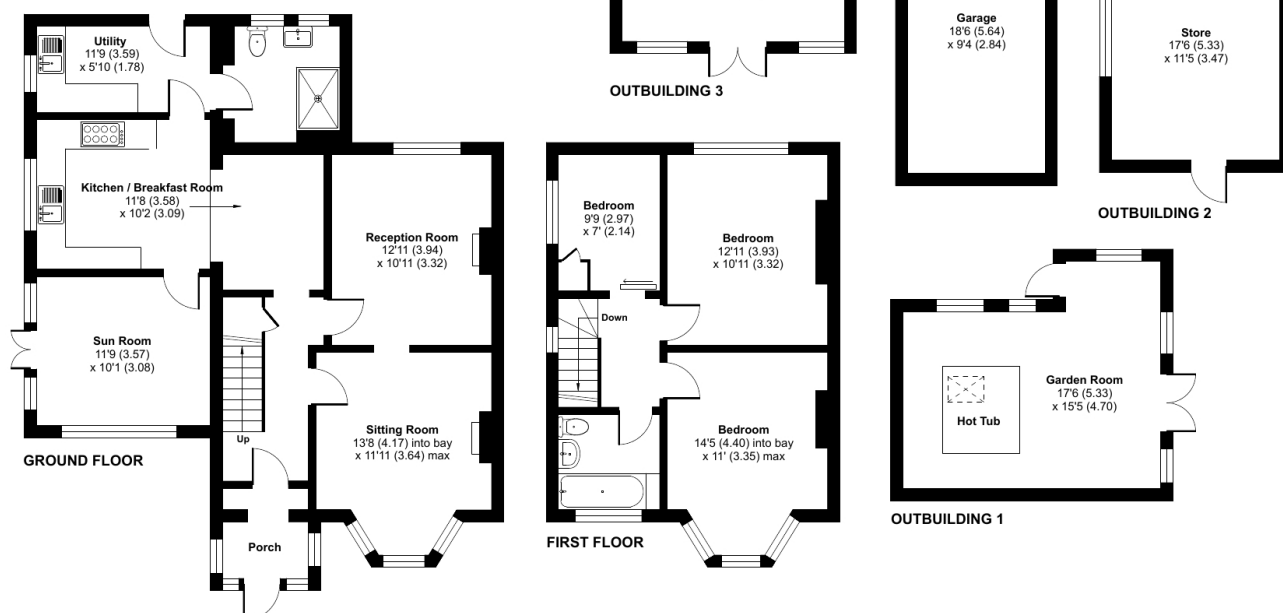
Approximate Area = 1350 sq ft / 125.4 sq m

Garage = 172 sq ft / 15.9 sq m

Outbuilding = 561 sq ft / 52.1 sq m

Total = 2083 sq ft / 193.4 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). © ntdhecom 2025. Produced for Cooper and Tanner. REF: 1253668

GLASTONBURY OFFICE

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