



Parbrook Lodge, Parbrook, Somerset, BA6 8PD

Guide Price £2,650,000

COOPER
AND
TANNER



Parbrook Lodge

Parbrook, BA6 8PD

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Description

Situated in 2.14 acres of formal lawns and paddocks, this former rectory has been extensively renovated and occupies an elevated position affording stunning westerly views towards Glastonbury Tor. In addition to the main residence there is a detached, two bedroom annexe located on the northern boundary. Gardens and paddocks surround the properties and enjoy near total privacy.

The main residence is configured to provide versatile family living. The accommodation has been renovated in a contemporary style, but care has been taken to retain many of the original features. The spacious entrance hall includes exposed wood floors and provides access to the principal ground floor rooms. Three of the reception rooms feature exposed wood floors and working fires with stone surrounds. The two larger rooms enjoy south westerly aspects overlooking the landscaped grounds.

The spacious, fully integrated kitchen features quartz worksurfaces, an Aga (with companion hob) and a substantial central island. Measuring just over 30ft in length, the kitchen provides ample storage, including a designated pantry. There are various aspects which provide garden views and allow plenty of natural light into this stunning room. The kitchen extends through to a separate dining room where there is further seating and garden access.

This impressive room has been recently completed following a period of significant extension. There is a vaulted beamed ceiling, floor to ceiling windows, and French doors providing access to a south facing terrace, perfectly positioned for alfresco dining. Off here (accessed via steps) is a separate utility room (further external access), a double bedroom and a shower room. The configuration of these rooms would enable self-contained living within in the main house.

There are four substantial first floor bedrooms, two en-suite shower rooms, and a family bathroom featuring a roll top bath and a separate shower enclosure. Two of the bedrooms are fitted with cast iron fireplaces and there is extensive cupboard storage in the largest bedroom on this floor. Our vendors have recently completed an extensive loft conversion which is now home to the main bedroom and a superb en-suite bathroom. This impressive space features two substantial sky lights and three dormer style windows offering stunning, elevated views. A walk-in dressing area with built in cupboards provide extensive storage options.





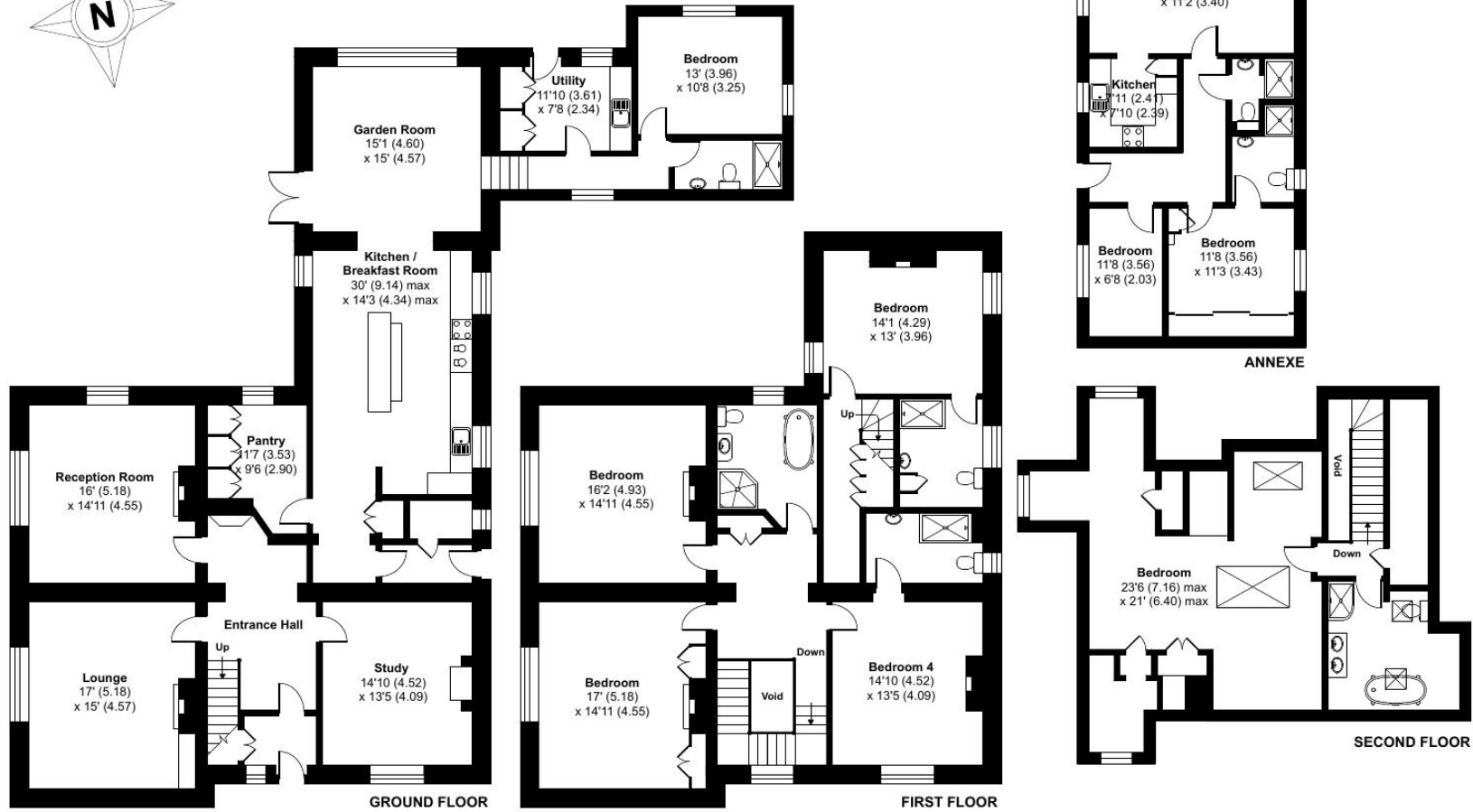
Parbrook Lodge, Parbrook, Glastonbury, BA6

Approximate Area = 4453 sq ft / 413.6 sq m

Annexe = 681 sq ft / 63.2 sq m

Total = 5134 sq ft / 476.9 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1070339

Annexe

Following a period of major renovation, this two bedroom annexe has a modern feel throughout. The property features an open plan kitchen / living area, two bedrooms, two bathrooms and allocated parking.

Adjoining the annexe is a designated workshop and a separate craft room. Each room is independently accessed and is fitted with power and light.

Garden and Grounds

Parbrook Lodge occupies a private elevated plot with commanding views of Glastonbury Tor. The property is accessed via a sweeping driveway leading to an extensive gravelled parking area equipped with EV charging points. Landscaped gardens surround the properties and extend into two paddocks. The paddocks are enclosed by fence and hedge borders. There is also a two bay stable block from previous use of the land for pony paddocking.

Education and leisure

An excellent variety of schools to suit all abilities and interests, with Millfield, Hazelgrove and Wells Cathedral Schools all within easy reach.

Location

Parbrook is a much sought after Somerset Hamlet located just 4 miles of Glastonbury and 5 miles from Street. For those attending public school the renowned institutions of Millfield, Wells Cathedral and Hazelgrove are all close by. Street and Glastonbury provide a wealth of sports, health and leisure facilities as well as the famous Clarks Village shopping outlet. Access by rail is found with stations at Yeovil (Yeovil Junction) and Castle Cary (Paddington approximately which is approximately 100 minutes).

Directions

From Glastonbury, proceed in an easterly direction along the A361 signposted Shepton Mallet. Continue along this road for approximately 3 miles to West Pennard. On entering the village, turn right onto Newtown and continue through the village for approximately 3 miles. Take the right turning into Bradley Lane. Continue down Bradley Lane passis

Viewing

Strictly by appointment through Cooper and Tanner on 01458 831077



Local Information Parbrook

Local Council: Mendip district council

Council Tax Band: G

Heating: Oil fired central heating. Air source heat pump in the annexe.

Services: Private drainage. Mains water and electricity. Full fibre broadband

Tenure: Freehold



Motorway Links

- A303
- M5



Train Links

- Castle Cary, Yeovil junction



Nearest Schools

- Street, including Millfield (prep and senior campuses).
- Glastonbury, Wells (Wells Cathedral).



COOPER
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FROME OFFICE
telephone 01373 455060
6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

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