

Great House Court

Meare, BA6 9SD

COOPER
AND
TANNER



Asking Price Of £375,000 Freehold

Somerset meets the Mediterranean in this wonderfully unique character home, tucked away on the edge of the village and offering deceptively spacious and versatile accommodation, as well as a wonderful low-maintenance garden that wouldn't be out of place adjoining a Spanish villa.

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ACCOMMODATION:

The property can be entered through any of several doors at the front elevation, opening directly to the kitchen, main reception room, or principally via the large conservatory style porch which offers a more formal access for guests. From here there is a good size and useful store room, direct entry to one of the bedrooms and to the entrance lobby. Accommodation runs in opposite directions from this lobby, creating a 'bedroom wing' and 'living wing', with a well appointed bathroom serving the two generous double bedrooms on this side and a separate cloakroom with flush WC and wash basin catering for the living spaces. These comprise a spacious formal dining room, ideal for family meals and entertaining, linked to a kitchen containing a bespoke range of fitted storage cupboards and cabinets, worktops and a beautiful granite 'Belfast style sink'. There is also space for a range of free standing appliances here. Completing the internal accommodation at the northern end of the property, is a two-storey split-level arrangement providing not only two spacious and naturally light rooms, but the versatility to provide either additional bedroom or living accommodation on either ground or mezzanine floors.

OUTSIDE:

These intriguing outside spaces must be explored to be really appreciated, and will appeal to buyers who love dining and entertaining outdoors, but perhaps do not enjoy the regular maintenance of a traditional countryside garden. Double privacy gates, as well as a pedestrian gate, open at the front elevation to a block paved driveway for one car. From here you enter walled gardens that enjoy shelter and seclusion throughout, and invoke visions of summer holidays in a Mediterranean villa. A brick outhouse provides the ideal secluded spot to house the hot tub, with an attached covered seating area, whilst there is level access to the first seating terrace adjoining the living room via sliding double glazed doors. There is ramped access to the main entrance as well as a

second enclosed terrace under a roofed 'pavilion', which provides both respite from the summer sun, or a superb alfresco dining space in all weathers. This area is screened and enjoys the ambience of running water within the feature fish pond, creating a truly relaxed atmosphere in which to unwind.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. Solar panels have been in place for c.10 years, and our vendor advises the FIT is generating approximately £800 - £1000 per annum. The property is currently banded B for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with three major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Meare is an increasingly popular village, which enjoys a good community spirit. The excellent primary school is an attraction to young families and is currently rated as 'OFSTED' outstanding. The village is just three miles from Glastonbury and Street and village amenities include a part time Post Office service available at the church rooms, church & garage. There are numerous countryside walks nearby, as well as a nature reserve and The Railway Inn located on the road to Ashcott.

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.





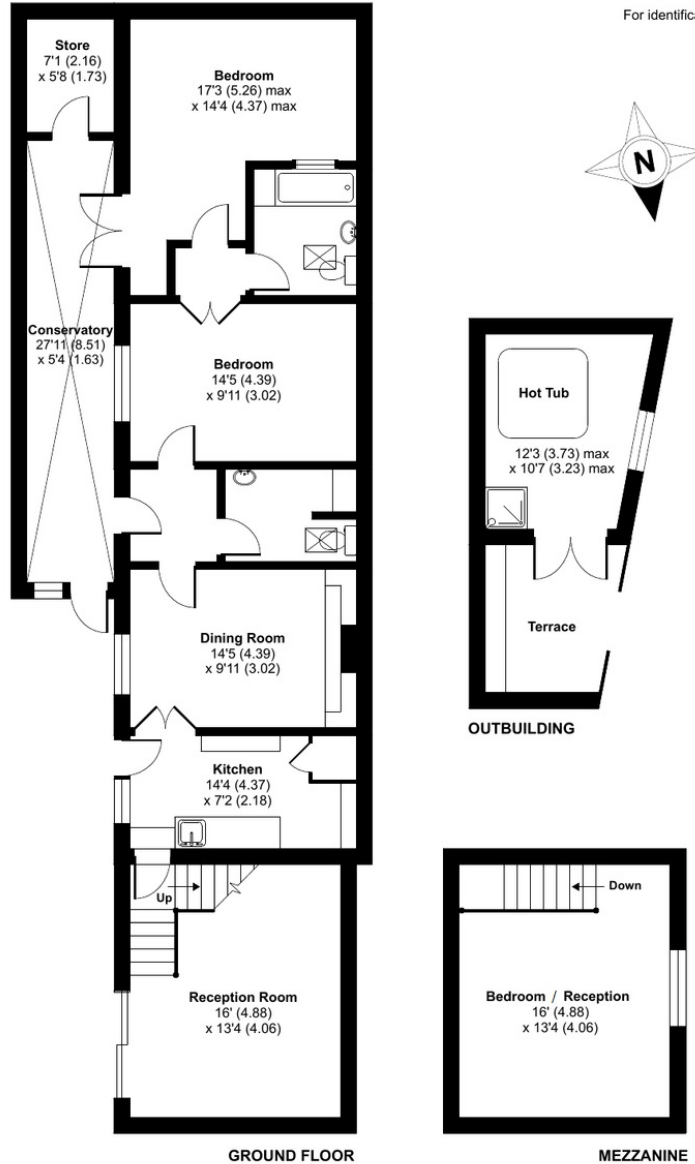
Great House Court, Meare, BA6

Approximate Area = 1424 sq ft / 132.3 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 1541 sq ft / 143.1 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). © nchecon 2024. Produced for Cooper and Tanner. REF: 1136976

STREET OFFICE

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