

Glastonbury Road

Meare, BA6 9SN

COOPER
AND
TANNER



OIEO £800,000 Freehold

Comprised of four dwellings within a generous plot, and brought to market with no onward chain, Down House, Upside Down Cottage, East Down and West Down offer vast and versatile accommodation, with residential and/or business potential, subject to any necessary permissions, to include the possibility of multi-generational living.

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ACCOMMODATION - DOWN HOUSE

The primary accommodation, known as Down House, is set over three floors and enjoys period features throughout. The ground floor accommodation is comprised of a lounge, family room, dining room, breakfast room, study, a shower room, utility room, and a modern kitchen with access to the rear garden via a stable door. The lounge and family room both benefit from feature fireplaces. The first floor benefits from an impressive gallery landing, providing access to the family bathroom and four double bedrooms. The two front bedrooms enjoy dual aspects, and the largest bedroom benefits from an en-suite shower room. Stairs lead to two further bedrooms on the second floor, each with built-in storage.

UPSIDE DOWN COTTAGE

As the name suggests, this detached cottage has an upside-down layout. Two double bedrooms, the larger of which has an en-suite shower room, and a further shower room can be found on the ground floor. The first floor features a large, open-plan kitchen/living area, with additional storage. Accessed externally, a laundry room with plumbing facilities, power, and additional storage adjoins the cottage, which can be utilised by all properties.

ADJOINING ANNEXES - (EAST DOWN AND WEST DOWN)

Adjoining Down House are two annexes, each with independent entrances.

West Down is the larger of the two, with westerly aspects and comprising of two bedrooms, one with en-suite shower room, a large kitchen/dining room, a 17ft sitting room and a family bathroom.

East Down features excellent room proportions and easterly aspects. The accommodation is comprised of a spacious sitting room, shower room, and a well-equipped kitchen/dining room with ample seating space. Subject to any relevant permissions, it may be possible to reconfigure the accommodation into a larger residence, particularly if incorporated with Down House.

GARDENS AND OUTBUILDINGS.

Landscaped gardens adjoining open countryside enclose the property on two sides. Providing excellent levels of privacy, the gardens are predominantly laid to lawn and feature a number of mature trees and shrubs, with decorative flower beds and borders, and ornamental ponds. A versatile garden studio, with power, light, and a wood-burning stove overlooks the heated swimming pool, which features a sun terrace to all sides. There is also a large, raised deck overlooking open countryside, a hot tub, and a productive vegetable garden.

A large driveway is situated to the front of the property, with access to a substantial workshop and car port.





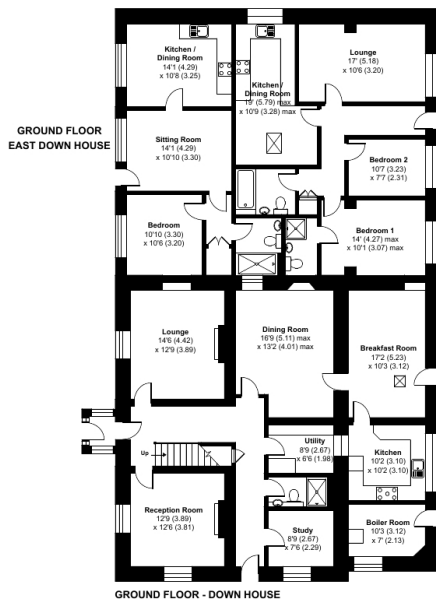
Glastonbury Road, Meare, Glastonbury, BA6

Approximate Area = 4373 sq ft / 406.2 sq m (includes annexe)

Outbuilding = 1505 sq ft / 139.8 sq m

Total = 5878 sq ft / 546 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). © nitchcom 2022. Produced for Cooper and Tanner. REF: 814401

GLASTONBURY OFFICE

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