

# The Roman Way

Glastonbury, BA6 8AB

COOPER  
AND  
TANNER



## £725,000 Freehold

Arimathea is a unique four / five bed home constructed in the 1920's and in more recent years has undergone significant extensions. The property is located in a secluded, elevated position and commands stunning Southerly views.

# The Roman Way Glastonbury BA6 8AB

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### DESCRIPTION

Extensively renovated throughout by the current owners, the internal accommodation is in excellent decorative order and will certainly appeal growing families seeking versatile accommodation. The property enjoys an elevated position affording stunning southerly views towards Butleigh Moor. There is a good deal of seclusion, extensive gardens and access to Weayall Hill which adjoins the garden at the rear.

There are three reception rooms including a stunning lounge featuring a bay fronted Southerly aspect and wood burning stove. There is versatile snug or family room and an third reception room close to the kitchen which also enjoys extensive southerly views. The kitchen is appointed with a stylish contemporary range of wall, drawer and base units, including an integrated fridge, dishwasher and pull out larder system. The suite is complimented by 'Corian' work surfaces and there is the addition of a curved island providing additional work surfaces and storage. An external door provides access to the front and rear gardens. The remaining ground floor accommodation comprises a cloakroom WC and a lean-to providing covered side access.

There are four bedrooms, a spacious family bathroom and a separate shower room on the first floor. The three larger bedrooms are all of good proportions and the two largest bedrooms feature built in wardrobes and stunning Southerly views towards nearby countryside. There is the added benefit of a designated home office providing external access onto a south facing balcony where, arguably the best views can be enjoyed.

### OUTSIDE

The property is set well back in a large plot and is approached via a block paved driveway. There is the benefit of two garages, the larger double sized garage features a converted loft space which is currently used as a snug / den. To the front is an expansive lawned garden with a central path leading to the a raised sun terrace. The terrace is brick paved, taking in far reaching south and westerly views, with Glastonbury Tor in the east. There is ample space for seating and the more recent addition of a covered BBQ area, making the terrace perfect for alfresco dining. The rear garden offers further seclusion and includes a variety of raised planters to form a productive vegetable garden. The garden adjoins Wearyal Hill which can be accessed by a pedestrian gate, once at the top there are extensive views across Glastonbury and a number of walks along designated foot paths.

### SERVICES

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

There is an extensive solar array coupled with a Tesla Powerwall battery that provides both energy security and makes the property fully off-grid in the summer months.

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.

### TENURE

Freehold







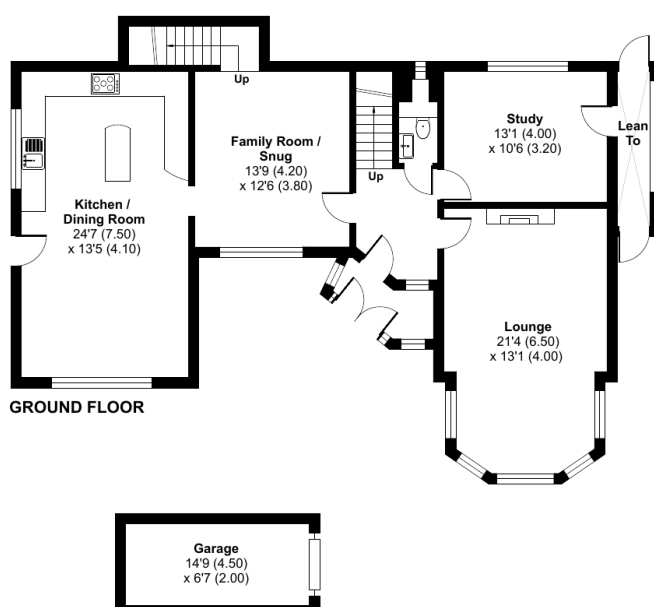
## The Roman Way, Glastonbury, BA6

Approximate Area = 2110 sq ft / 196 sq m (exclude lean to)

Garage / Snug = 258 sq ft / 23.9 sq m

Total = 2368 sq ft / 219.9 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1213910

### GLASTONBURY OFFICE

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