

Newtown

West Pennard, BA6 8NL

COOPER
AND
TANNER



£780,000 Freehold

An idyllic, centrally located cottage featuring a large south facing garden, double garage and numerous period features. The property is within walking distance of the sought after village primary school and the 15th century pub with restaurant, and is only a short drive from Millfield prep and senior schools.

Newtown West Pennard BA6 8NL

 4  2  2 EPC D

£780,000 Freehold

DESCRIPTION

The internal layout provides family orientated living and includes two reception rooms, a modern kitchen and a large, south facing conservatory on the ground floor. The sitting room is vast and features a stunning inglenook fireplace and wood burning stove. The versatile and recently renovated second reception benefits from a newly sealed flagstone floor and inglenook fireplace with a wood burning stove, and French doors leading to a secluded sun terrace. The kitchen has a contemporary feel and comprises a good selection of modern, cream fronted units complimented by quartz worksurfaces. There is a useful breakfast bar and a stable door through to the rear porch which provides further access to a separate utility room and a WC.

There are four first floor bedrooms and the benefit of a shower room and a separate bathroom. The largest bedroom overlooks the established gardens and includes a large dressing area / nursery. With some re-configuration, it is possible that this room could be accessed via the landing to create a small bedroom or study. Three of the four bedrooms also include built-in wardrobes.

OUTSIDE

The secure, family orientated garden is predominately found on the southern boundary. It features a variety of fruit trees, decorative borders, a vegetable garden and established hedging that further enhances the privacy of the plot. To the rear of the property are two large, terraced seating areas, the lower terrace adjoins the house and features a Well and a small wildlife pond. The more secluded second terrace provides ample space for seating and is the ideal place for alfresco dining.

HOME OFFICE AND DOUBLE GARAGE,

Independently accessed and set away from the main house, the home office is located just off the lower terrace. Accessed via stairs, this versatile space could accommodate a variety of different uses. There is power, light and further potential to extend, subject to permissions. The double garage benefits from an adjoining potting room, both are located at the back of house and increases the parking options already provided by the large shingled driveway.

COUNCIL TAX BAND

F

TENURE

Freehold





West Pennard, Glastonbury, BA6

Approximate Area = 2178 sq ft / 202.3 sq m

Garage = 576 sq ft / 53.5 sq m

Total = 2754 sq ft / 255.8 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). © nitchecom 2022. Produced for Cooper and Tanner. REF: 851779

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

