



The Hermitage, Watery Lane, Pilton, BA4 4FF

£785,000
Freehold

COOPER
AND
TANNER



The Hermitage, Watery Lane Pilton, BA4 4FF

 3  2  2 EPC E

£785,000 Freehold

DESCRIPTION

Set in an idyllic spot on the fringes of the desirable village Pilton is The Hermitage. This attractive and characterful home is beautifully presented throughout and benefits from two reception rooms, a country kitchen with an AGA, pantry, utility room, study, three double bedrooms, two bathrooms, beautifully tended gardens of circa. two thirds of an acre, gravel parking area. The property has views towards the world-renowned Glastonbury Festival site which is approx. 1.5 miles away - owners have the added benefit of free tickets to the festival. The property is offered to the market with NO ONWARD CHAIN.

Upon entering is a welcoming, double height entrance space, bathed in natural light and open to both the sitting and dining rooms. A step leads down to the sitting room with wide plank solid wood floor, inset spotlights, two sash windows looking out over the gardens, plenty of space for comfortable furniture and a 'Pure Vision' woodburning stove as a stylish focal point. The dining room features quarry tiled floor, bespoke fitted cupboards and shelving, a sash window with garden aspect along with space for a dining table to seat six to eight guests. A wide opening, with wooden beam above, leads down a step into the attractive country style kitchen. This characterful, dual aspect room, again with quarry tiles floor, benefits from bespoke cabinetry, electric AGA, plate rack and large built-in store cupboard, ideal for crockery and glassware. To one end, set within a 'hook', is a Belfast sink, space and plumbing for dishwasher and further cabinets topped with quartz. Two cottage style windows look out over the lane to the second part of the garden, and a third window has a side garden aspect. Adjacent to the kitchen is a large walk-in pantry with window to the lane, space for white goods and ample shelving. Beyond the pantry is the utility room with door to the garden, window to the lane, space and plumbing

for a washing machine, Belfast sink, further cabinets and the floor mounted, oil-fired boiler (fitted in 2024). In one corner is a cloakroom with WC and a window to the side.

From the sitting room an open staircase leads up to the first floor landing. Off the landing is a study area with window overlooking the second part of the garden and fields beyond. This useful space benefits from built-in cabinetry, desk and shelves, along with a small door, at high level, to a loft space. The principal bedroom is generously proportioned with part vaulted ceiling, painted beams, built-in wardrobes, built-in shoe storage and two large sash windows looking over the garden and surrounding countryside. A step leads down to the ensuite bathroom with shelved built-in cupboards - ideal for towels and linens, two conservation roof windows and a sash window with countryside aspect. This light and spacious room feature a WC, traditional style pedestal basin, heated towel rail and bath with shower attachment. Across the landing is a second double bedroom, again with part vaulted ceiling and painted beams. A large sash window offers plenty of natural light along with views over the garden and surrounding countryside with a clear view of the Glastonbury Festival site just a few fields away. The third bedroom, currently presented with a single bed, is a comfortable double with exposed floorboards, shelved nook, light tunnel and cottage window looking out to the second part of the garden and verdant countryside beyond. The dual aspect, family shower room has recently been updated (Nov 2025) and features wood plank flooring, large walk-in shower with both waterfall and adjustable height sprays, hidden cistern WC, vanity cupboard with Villeroy Boch wash basin, Villeroy Boch Illuminated mirror, and built-in cupboard (housing the hot water cylinder) - all finished in a tasteful soft blue green.









OUTSIDE

The main part of the garden, which extends to 0.42 of an acre is mainly laid to lawn with mature trees and fruit trees - including apple and plum, borders of mature shrubs and swathes of spring planting. A large patio offers space for outdoor seating and entertaining and paths on either side of the house have gates opening to the lane. Within the garden is a large timber workshop/store - perfect for housing garden equipment and tools, along with a traditional style wooden greenhouse, perfect for the keen gardener.

Across the lane is a gravel parking area for three cars. Adjacent is a further area of garden (0.24 acre) accessed by wooden gates from the parking area and a pedestrian gate directly opposite the property. This area is laid to grass with fruit trees and a wooden shed and is fully enclosed by mature hedges. This part of the garden which has, in the past, been used for bee keeping, offers lots of possibilities including a veg patch and cutting garden. There is also scope within this space to enlarge the parking area and/or build a garage or carport, if required (subject to the necessary consents)

LOCATION

The beautiful and vibrant village of Pilton lies in the heart of the Somerset countryside, between Wells, Shepton Mallet and Glastonbury. Village amenities include the recently refurbished Crown Inn, a coffee shop, Village social club which hosts events throughout the year, village shop (open 7 days) two churches. The village is popular with home buyers due to its easy commute to Bath, Bristol and Frome. The Newt (country house and gardens) and Babington House (private members club) are both just a short drive away.

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage via water treatment system, mains water & electricity

Tenure: Freehold

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only nine miles away. Bristol Airport is a 40 minute drive from Pilton (23 miles).

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

What.3.words /// bloom.spun.garlic

From Wells take the A39 signposted to Glastonbury and after approx. 1 mile turn right (by Brownes Garden Centre) towards North Wootton. Once in North Wootton follow the road around past the Church and then turn left onto Stocks Lane. Take the first right into Chessell Lane and continue for approx. 1 mile. Turn left onto Watery Lane (also known as Perridge Hill) and continue for approx. 300m where the parking area can be found on the left and The Hermitage on the right.

REF:WELJAT21012026



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

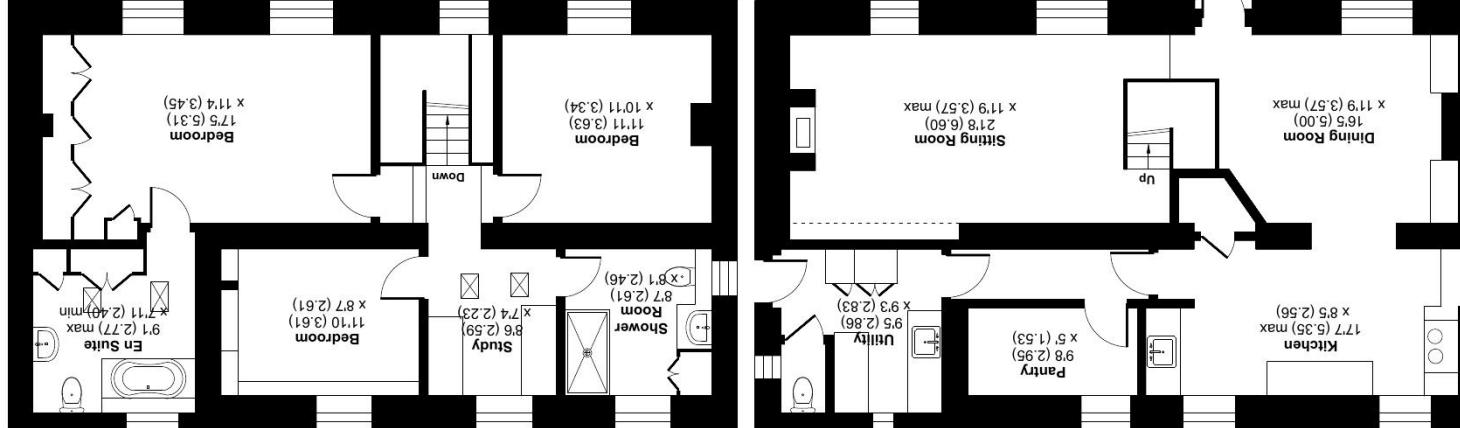


Nearest Schools

- West Pennard (primary)
- Wells, Shepton Mallet & Glastonbury (secondary)

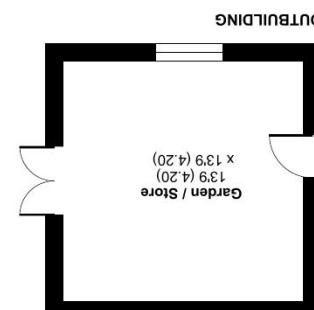


**COOPER
AND
TANNER**



For identification only - Not to scale
Total = 1803 sq ft / 167.4 sq m
Outbuilding = 190 sq ft / 17.6 sq m
Approximate Area = 1613 sq ft / 149.8 sq m

Watery Lane, Pilton, Shepton Mallet, BA4



WELLS OFFICE
WELLS@COOPERTANNER.CO.UK
19 Broad Street, Wells, Somerset BA5 2DJ
telephone 01749 676524