

# Hamlyn Road

Glastonbury, BA6 8HT

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TANNER



## £650,000 Freehold

This extensively renovated property provides vast accommodation which will appeal to growing families or those seeking multigenerational living. The property occupies an elevated position at the end of a popular cul-de-sac and enjoys stunning, south westerly views

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### DESCRIPTION

The accommodation is presented to the highest standard and enjoys a contemporary feel throughout. The ground floor is dominated by two substantial receptions rooms, separated by a recently fitted wood burning stove. Each room affords stunning views towards distant countryside and sliding doors in one of the rooms provides access to a westerly facing terrace which allows a blend of indoor / outdoor living during the summer months.

The kitchen / breakfast room enjoys similar views and has undergone a full upgrade, it now comprises a selection of modern two tone units complete with quartz worksurfaces and several integrated appliances. Further storage, plumbing facilities and rear access can be found in the utility area which adjoins the kitchen. Access to the garage and external access to the front of the property is also available via the utility. A separate cloakroom with WC (accessed via the main entrance hall) completes the ground floor layout.

There are three substantial bedrooms and a smaller fourth bedroom on the first floor. The largest bedroom features a fabulous en-suite bathroom that includes a stunning roll top bath. There is a separate family shower room offering a contemporary finish and a walk in double width shower enclosure. The three larger bedrooms offer stunning south westerly aspects whilst bedroom four, located at the rear of the house over looks the private garden. The extended landing area also enjoys garden views and often doubles up as snug area.

### GARDEN AND GROUNDS

The property enjoys a secluded position at the end of a cul-de-sac and is approached via a secure gated entrance. A large driveway provides parking for several vehicles and leads to an oversize garage fitted with power, light and an electric roller door. The tiered rear garden has been significantly improved by the current owners to provide easier maintenance. The garden is mainly laid to lawn and is enclosed by hedging on three sides. To the side of the house is a detached brick-built workshop which subject to any necessary permissions could be converted to create ancillary accommodation, a treatment studio or home office. Artificial grass has been laid on top of the workshop and due to its secluded position and excellent views, makes an ideal spot for sunbathing. An abundance of terraces provide further space for seating, including a secluded spot at the rear of the property and the raised terrace at the front which offers the very best of the views.

### SERVICES AND COUNCIL TAX INFORMATION

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.

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



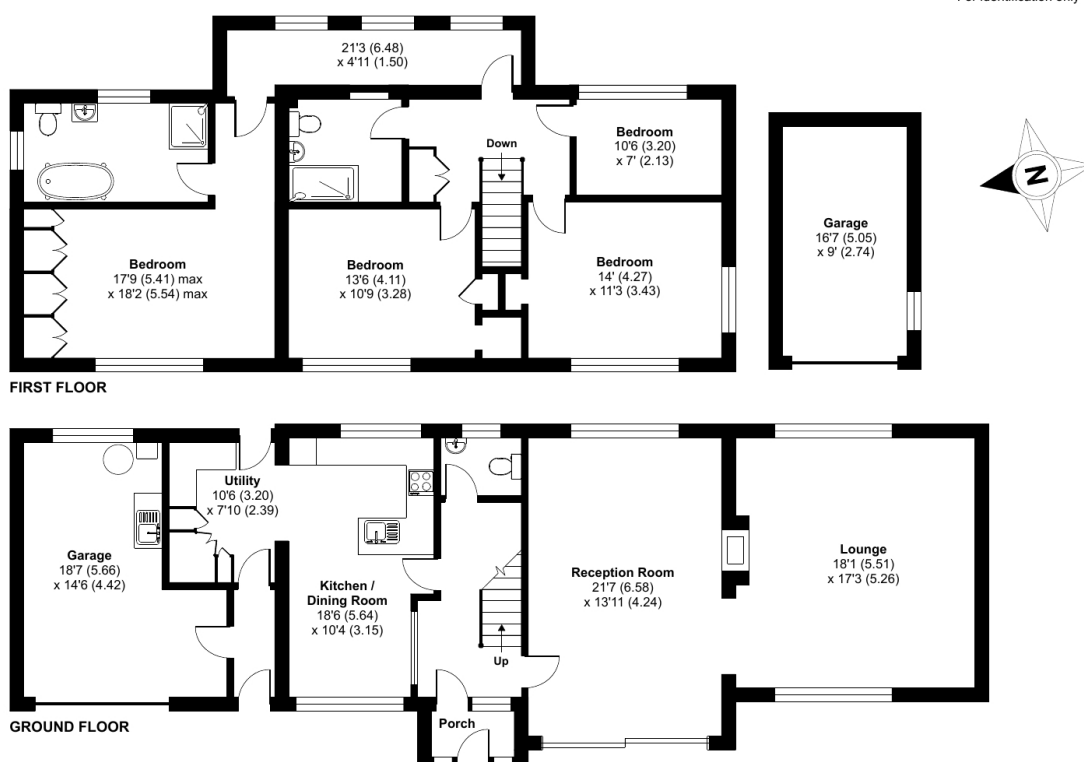




## Firbank, Hamlyn Road, Glastonbury, BA6

Approximate Area = 2550 sq ft / 236.8 sq m (includes garages)

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 2025. Produced for Cooper and Tanner. REF: 1273317

### GLASTONBURY OFFICE

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