

# Newtown

West Pennard, BA6 8NN

COOPER  
AND  
TANNER



**£950,000 Freehold**

This charming Grade II listed cottage offers great versatility and a wealth of extension potential, subject to relevant permissions. There are stunning views of Glastonbury Tor, three substantial workshops and a separate holiday cottage.



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 6  4  2 EPC TBC

## £950,000 Freehold

### ACCOMMODATION

The internal accommodation has been sympathetically renovated over many years. There are two large reception rooms, both accessed from the main entrance hall. The sitting room is packed with features and includes a wood burning stove and French doors leading out to the recently completed sun terrace. The kitchen/diner is located at the opposite end of the house, it is fitted with a variety of units complimented by quartz worksurfaces. Off here is a handy boot room with plumbing, further storage and access to the garden can be found. Flagstone floors and exposed beams feature throughout the ground floor accommodation.

The first floor comprises; four bedrooms and a family bathroom. The bedrooms have southerly aspects and the largest is fitted with a cast iron fire place.

### GARDENS AND GROUNDS

The property is approached via a gravelled driveway, with a large south facing garden to the side. The driveway provides ample space for parking and extends past the workshops and through to the northern boundary at the rear. The extensive rear garden enjoys a great deal of privacy, there are

now enhanced of views of the Mendip Hills following considerable landscaping by the current owners. The property features two large entertaining spaces; one is located directly at rear of the house next to the sitting room and the second is at the far end of the garden where stunning views of Glastonbury Tor can be enjoyed.

### EXTENSION POTENTIAL (SUBJECT TO PERMISSIONS)

Since purchasing, the current owners have spent a significant amount of time exploring various options to extend. There have been detailed discussion with a reputed local architect, further details of which can be provided via our agency.

### DETACHED OUTBUILDING

The substantial space features three separate workshops, each benefiting from vehicular access three phase electric. The workshops provide a broad range of uses and could subject to the required permissions be converted into impressive ancillary dwelling, studio or business space.

### COUNCIL TAX BANDS

F & B







# Newtown, West Pennard, Glastonbury, BA6

Approximate Area = 3113 sq ft / 289 sq m (excludes void)

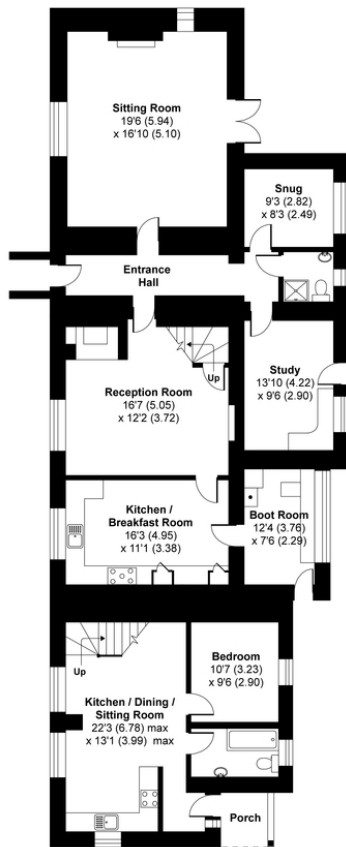
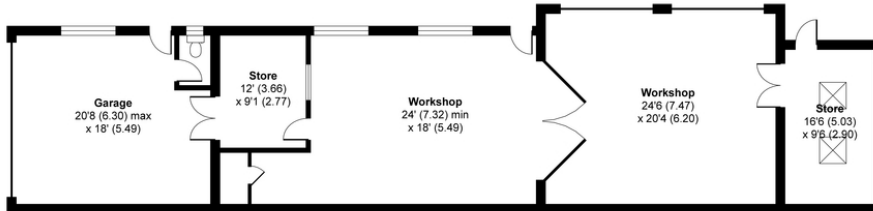
Limited Use Area(s) = 347 sq ft / 32.2 sq m

Garages / Workshop = 1686 sq ft / 156.6 sq m

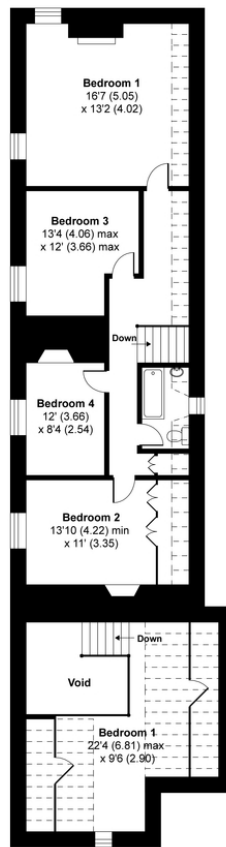
Total = 5146 sq ft / 478 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2021. Produced for Cooper and Tanner. REF: 697840

## GLASTONBURY OFFICE

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