





£845,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells follow signs for Shepton Mallet A371. At the mini roundabout turn right and right again at the next roundabout following signs for Glastonbury. Follow this road for about 1.5 miles until reaching a T-junction. Go straight across and follow the road into Lower Road and continue into Mount Pleasant. The property can be found on the left hand side with a For Sale board displayed.

Description

Set in a commanding position over the village this modern house has been extended and refurbished by the present owners who have created a wonderfully flexible family home with the capability of ground floor living. The gardens are an absolute delight. Definitely one that needs to be viewed to fully appreciate.

A storm porch shelters the front door leading into the hallway. It's a lovely first impression with wooden floor and oak staircase. To the left is an integral garage with scope to provide further accommodation if required (stpp). To the right is a large, triple aspect sitting room with views over the village, access onto a wraparound terrace and a wood-burning stove for when the weather is not so good. The hall also gives access to a ground floor bedroom (or study/playroom) with an adjacent shower room giving the capability of ground floor living if required as well as access to the dining room and kitchen. The dining room has bi-fold doors onto the terrace and has plenty of space for both a large dining table and a soft seating area. Glazed doors lead to a triple aspect garden room with tiled flooring and further bi-fold doors onto the terrace. Back into the dining room which also opens into the kitchen with its stylish, fitted units with granite work surfaces, integrated dishwasher, microwave and range-style cooker. Next door is a utility room with plumbing for washing machine and space for tumble dryer opening into a boiler room with oil fired boiler and pressurised hot water tank.

On the first floor the master bedroom is huge and combines a dressing area with built-in wardrobes and a feature Velux window which provides a Juliet balcony from which to enjoy the far reaching views. Adjacent is a generous en suite with both a bath and large walk-in shower. There are three further bedroom (one of which is currently used as an office by our clients) as well as a family bathroom. There is extensive under eaves storage throughout the first floor.

Location

Pilton is a very popular village just 2 miles from Shepton Mallet and 5 miles from Wells and Glastonbury. The village enjoys a popular pub/restaurant, a busy co-op store and two churches. It is the site of the world famous Glastonbury Festival for which local residents receive free "village" tickets. Well situated for access to Bristol, Bath and Yeovil and within easy reach of Millfield School and a number of other private schools. The mainline train station at Castle Cary with a regular service to London is c.9 miles away.





To the north side there is a tarmac driveway providing hardstanding and also giving access to both the integral garage and the detached garage (both have remote controlled shutter doors). To the south and west of the property are the gardens: a real labour of love created by our clients. There is a level lawn with well-stocked borders in front of the property enjoying a westerly aspect with steps up to the terrace. The terrace has plenty of space for entertaining and would be a great place from which to watch the sun set. To the south side there are various other seating areas including a sunken garden with water feature and a very productive vegetable garden with shed, greenhouse, composting bins and a fruit cage.

Generous entrance hall with extensive storage and access to an integral garage

Triple aspect sitting room with wood-burning stove and access onto a wrap around terrace

Dining room with bi-fold doors onto the terrace and opening into a kitchen with granite-topped work surfaces

Triple aspect garden room with bi-fold doors onto the terrace

Utility room and boiler room

Ground floor bedroom (or study) with adjacent shower room

Master bedroom with dressing area with extensive storage and a generous en suite with both bath and walk-in shower

Three further bedrooms and a family bathroom

Masses of storage throughout the property

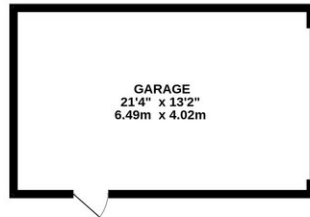
Solar panels contributing to the hot water

Wonderful gardens with productive vegetable area, well stocked flower beds and a wrap around terrace for entertaining

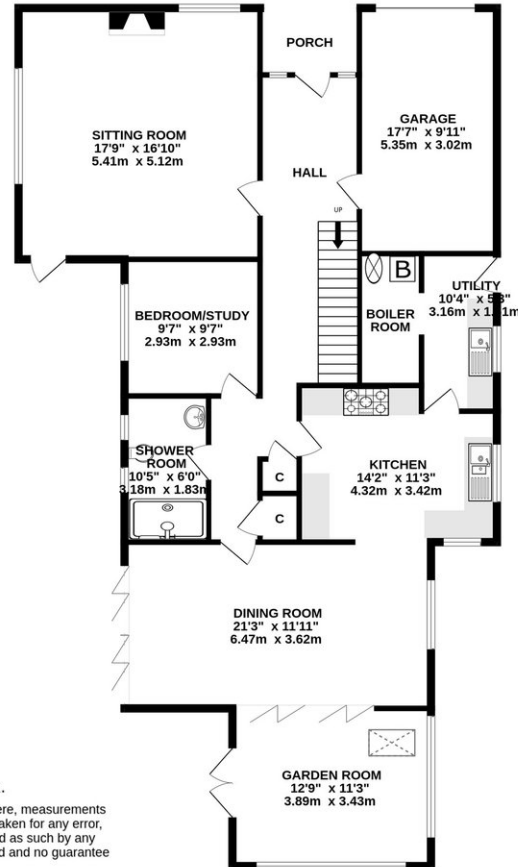
N.B. Spray foam exists in the original part of the roof



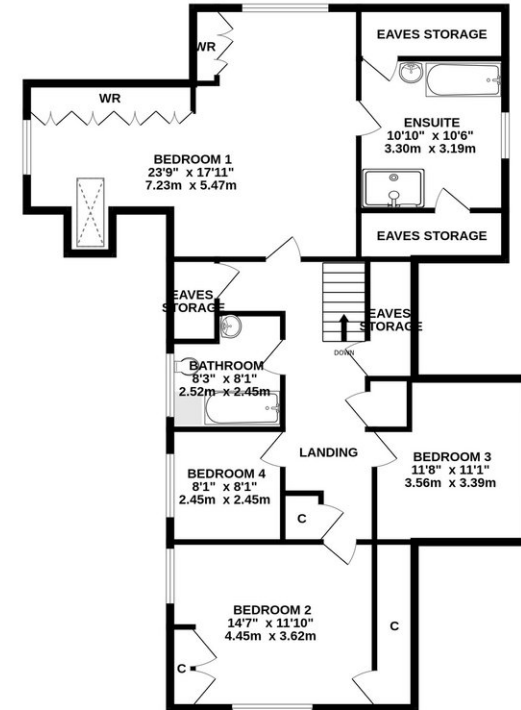
GARAGE
282 sq.ft. (26.2 sq.m.) approx.



GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



1ST FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 3028 sq.ft. (281.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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