



Deo Gratias Neat Lane | Pilton | BA4 4NU

Freehold

£2,285,000

## PROPERTY SUMMARY



An outstanding residence set within approximately three quarters of an acre, complemented by an additional paddock, offering privacy and breathtaking views overlooking the world renowned Glastonbury Festival site.

Arranged over four spacious storeys, this impressive home provides five bedrooms and six bathrooms, delivering versatile accommodation ideal for modern family living or multi-generational use. Constructed using the latest technologies, the property offers superior energy efficiency and durability throughout. Features include aluminium windows and doors, a mechanical ventilation with heat recovery (MVHR) system, underfloor heating throughout, an electric gated entrance with intercom and remote control access, and a 10-year Build-Zone structural warranty for added peace of mind.

The fully equipped basement level includes a kitchen and shower room, making it perfectly suited as a self-contained annexe, gym, cinema room, games room or staff quarters.

The elevated position captures panoramic countryside views, including the iconic Glastonbury Tor. One advantage of this property is its proximity to the festival — just a 15-minute walk to the main gate — along with the benefit of complimentary Glastonbury Festival tickets.

A truly exceptional opportunity to acquire a substantial, energy-efficient home in one of Somerset's most sought-after and culturally significant locations.



- An Outstanding Five Bedroom, Six Bathroom Home
- High Quality Bespoke Finishes And The Latest Technologies
- Beautifully Positioned To Capture Natural Light Throughout The Day
- Peaceful Setting Combining Space, Privacy, And Spectacular Scenery
- Multiple Reception Rooms Providing Flexible Living And Working Spaces
- Seamless Indoor-Outdoor Flow To Terrace Or Garden
- Ample Parking, Including Private Driveway
- Complimentary Glastonbury Festival Tickets

### Entrance Hall

10'0 x 18'7 (3.05m x 5.66m)

Bespoke oak staircase. Door leading to hallway.

### Hallway

Doors leading to coat room and WC. Steps leading down to open plan family room.

### Open Plan Family Room

27'1 x 29'0 (8.26m x 8.84m)

Integrated ceiling speakers. Two TV points. Throughway to rear kitchen area. Glazed porcelain tiles with underfloor heating. Sliding doors to terrace. Sliding doors to rear patio. Stairs down to annexe.

### Terrace

29'6" x 26'2" (9m x 8.0m)

Porcelain tiles. Electric point for a hot tub. Glass balustrade giving 180 degree views.



INTERESTED IN THIS  
PROPERTY

Need to sell first?

Please call us on

**01458 888 020**

to arrange

**A FREE**

**MARKET APPRAISAL**

### MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

Tor Finance will assess your needs and recommend the most suitable Mortgage product available to you.

Tor Finance can assess your needs via a free initial consultation and recommend the most suitable Mortgage product available to you.

Please call us on  
**01458 888 020 ext 3**  
to arrange  
**A FREE INITIAL  
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



### Front Kitchen

14'5 x 11'3 (4.39m x 3.43m)

All Neff appliances- Coffee machine, single oven, microwave and warming drawers. Sink with mixer tap over. Kitchen island with granite work top. Drawer and base units. Neff induction hob with downdraft extractor fan. Integrated fridge and wine cooler. Breakfast bar with seating. Glazed porcelain tiles with underfloor heating.

### Rear Kitchen

Rangemaster range cooker with induction hob, two ovens, grill and warming drawer. Rangemaster cooker hood. Drawer and base units with Quartz worktop. Pop up sockets. Double sink with mixer tap over. Integrated fridge and freezer. Door to patio area. Stairs leading up to dining room.

### Dining Room

22'7 x 9'10 (6.88m x 3.00m)

Windows to rear and side. Two velux windows with remote control openers. Glazed porcelain tiles with underfloor heating. Bi folding doors leading into living room. Sliding doors to garden.

### Sitting Room

27'1 x 17'5 (8.26m x 5.31m)

Faux fireplace with three bioethanol burners and bronze slate background. Windows to front and side. Slate window cills. Spotlights. Integrated ceiling speakers. Glazed porcelain tiles with underfloor heating. Door leading to hallway.

### Coat Room

5'0 x 5'8 (1.52m x 1.73m)

### WC

Wash hand basin. Wall mounted toilet.

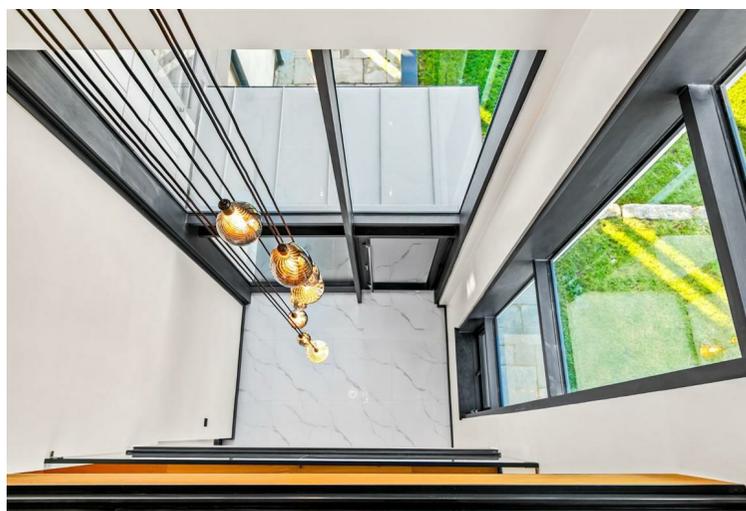
### First Floor Landing

Storage cupboard. Doors leading to principle bedroom and two further bedrooms.

### Principle Bedroom

27'1 x 18'4 (8.26m x 5.59m)

Far reaching views of Glastonbury Tor. Two built in wardrobes. Walk in dressing room. Underfloor heating. Door to en suite.



### **Principle Bedroom En Suite**

13'1 x 11'1 (3.99m x 3.38m)

Twin basin vanity unit. Dual en suite shower. Free standing bath. Spot lights. Separate toilet.

### **Dressing Room**

8'4 x 7'8 (2.54m x 2.34m)

Fitted wardrobe. Dressing table.

### **Bedroom**

23'7 x 13'1 (7.19m x 3.99m)

Fitted Wardrobe. Door leading to en suite.

### **En Suite**

WC. Vanity unit. Walk in shower cubicle. Heated towel rail. Spot lights.

### **Bedroom**

13'7 x 19'2 (4.14m x 5.84m)

Built in wardrobe. Door to en suite. Underfloor heating.

### **En Suite**

WC. Vanity unit. Walk in shower cubicle. Spot lights. Heated towel rail.

### **Second Floor Landing**

Doors leading to two further bedrooms.

### **Bedroom**

19'5 x 24'3 (5.92m x 7.39m)

Eaves storage cupboard. Door leading to en suite. Three velux windows.

### **En Suite**

WC. Vanity unit. Walk in shower cubicle. Spotlights. Heated towel rail.

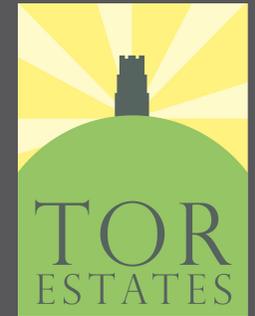
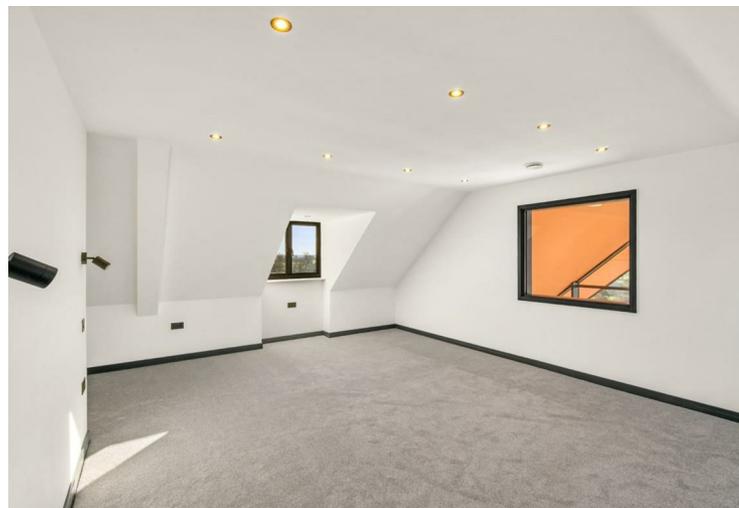
### **Bedroom**

25'1 x 19'0 (7.65m x 5.79m)

Two Velux windows. Door leading to bathroom. Dormer window overlooking the rear garden.

### **En Suite**

WC. Walk in shower. Bath. Vanity unit. Spot lights. Heated towel rail.



**LETTINGS**

**Call us today for more information**

Vacant Management  
Tenant Find  
Full Management  
Refurbishment Management  
Block Management  
Commercial Lets

**01458 888020**

20 High Street  
Glastonbury  
BA6 9DU

73 High Street  
Street  
BA16 0EG

**[www.torestates.co.uk](http://www.torestates.co.uk)**

**[info@torestates.co.uk](mailto:info@torestates.co.uk)**  
**[lettings@torestates.co.uk](mailto:lettings@torestates.co.uk)**  
**[mortgages@torestates.co.uk](mailto:mortgages@torestates.co.uk)**

## Annexe

### Annexe Hallway

14'0 x 13'5 (4.27m x 4.09m)

Glazed porcelain tiled floor. Underfloor heating. Door leading to kitchen/ reception room and door leading to utility room. Stairs to ground floor with slate treads and glass balustrade.

### Utility Room

6'10 x 9'4 (2.08m x 2.84m)

Door leading to boiler room. Base wall and drawer units. Space and plumbing for washing machine. Space for tumble dryer.

### Open Plan Kitchen/Reception Room

20'7 x 16'0 (6.27m x 4.88m)

Wall, drawer and base units with laminate work surface over. Integrated fridge. Double oven with induction hob and cooker hood over. Tiling to splash prone areas. Integrated dishwasher. Oak effect laminate flooring with underfloor heating. Bi Folding doors allowing the room to be divided if required.

### Annexe Bedroom

12'9 x 15'1 (3.89m x 4.60m)

Double glazed window. Door leading to ensuite. Fire escape door.

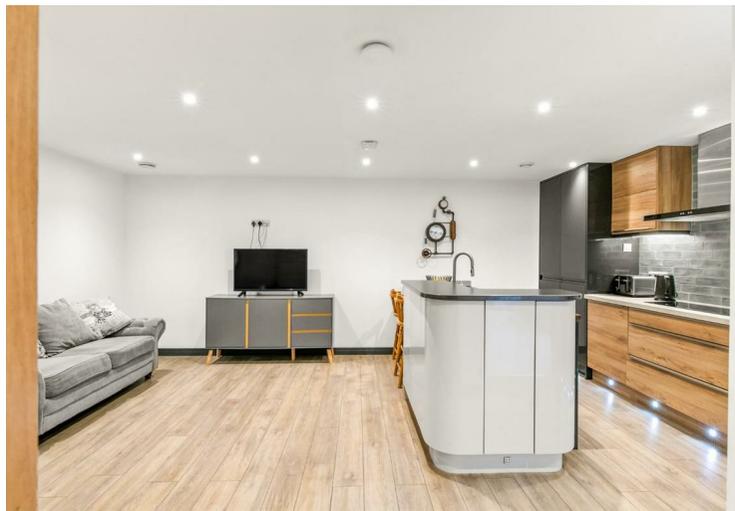
### En Suite

WC. Vanity unit. Walk in shower cubicle. Spot lights. Heated towel rail.

### Garage

27'1 x 25'10 (8.26m x 7.87m)

Twin electric remote controlled doors. Personnel door. Smoke alarm and wifi extender. Electric sockets. Power available for an electric car charger. Spotlights. Fire escape door from annexe. Door to WC. Door to annexe hallway.



### Workshop One

12'8 x 12'7 (3.86m x 3.84m)

Power and light.

### Workshop Two

12'0 x 12'7 (3.66m x 3.84m)

Power and light.

### Outside

Set within a wrap-around garden featuring an array of plants and trees, the property is accessed via electric gates and benefits from a brick-paved driveway offering ample parking for multiple vehicles. The property is further enhanced by the inclusion of a paddock opposite.

### Disclaimer

Important Notice:

Tor Estates, its clients and any joint agents give notice that;

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tor Estates have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

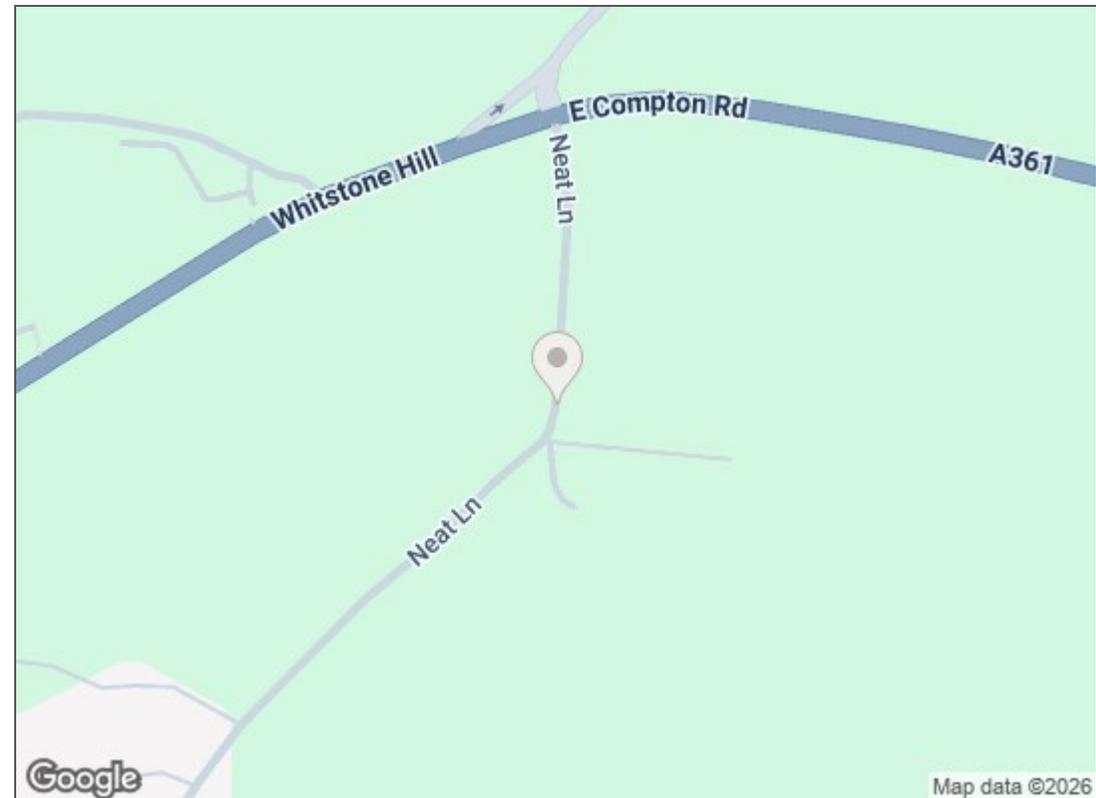
## Village Amenities

Pilton Village is a picturesque village in the heart of Somerset, offering a delightful countryside lifestyle with a strong sense of community. It is famously known as the home of the Glastonbury Festival. This small rural community hosts the world-renowned music and arts event each summer when the quiet village transforms into a vibrant hub welcoming hundreds of thousands of visitors for performances across multiple stages. Despite its global profile, Glastonbury retains a strong connection to Pilton and the surrounding countryside, with local involvement and community support playing a key role in the festival's ongoing success.

The village boasts a welcoming local pub and easy access to further dining and shopping amenities in neighbouring towns. Excellent transport links are provided by nearby Castle Cary and Bruton train station, making commuting to Bristol, London and beyond convenient.

Families will appreciate the well-regarded local primary school, with secondary education available in surrounding areas, including Millfield School, Wells Cathedral School, Kings Bruton and Hazelgrove School.

Surrounded by beautiful farmland and scenic walking paths, Pilton combines rural charm with practicality, making it an ideal setting for a peaceful home.



### Energy Efficiency Rating

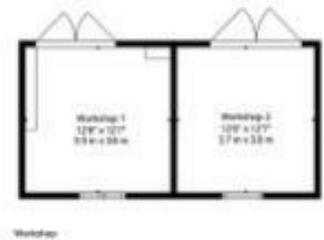
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

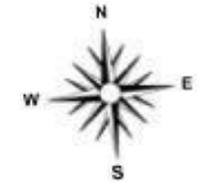


# Deo Gratias, Pilton, Somerset



## Approximate Gross Internal Area

- Basement: 1499 sq ft / 138 sq m
- First Floor: 1851 sq ft / 172 sq m
- Second Floor: 1427 sq ft / 133 sq m
- Third Floor: 1291 sq ft / 121 sq m
- Workshop: 316 sq ft / 30 sq m
- Total: 6384 sq ft / 594 sq m**



This plan is produced by Belle Maison for the sole use of Tor Estates in the marketing of Deo Gratias property and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. Approximate Gross Internal Area includes, Attic void, fitted / built in cupboards, and hallways but not the principal staircase (185 sq ft / 17 sq m). The roof terrace (710 sq ft / 66 sq m) is not included in the area of the property. On the Third floor, whilst some of the bedrooms have reduced head height, the full width and length of the rooms are included in area measurements.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

