

3/3A Bere Lane | Glastonbury | BA6 8BD

FREEHOLD

£535,000

# PROPERTY SUMMARY



This impressive three-bedroom family home, complete with a self-contained three-bedroom annexe, has just come to market. The annexe offers exceptional flexibility, ideal for multi-generational living, guest accommodation, or as a potential holiday let opportunity. One of the standout features of this property is the beautiful rear garden, which backs directly onto the grounds of Abbey Park. This unique setting provides a peaceful and picturesque backdrop — perfect for outdoor entertaining, family activities, or simply relaxing and enjoying the surrounding greenery. The property also benefits from ample off-road parking for several vehicles, ensuring both convenience and practicality. Offered with no onward chain, this is a rare opportunity to secure a versatile home in a highly sought-after location, ready for immediate occupation.



## Main House

### Entrance Porch

UPVC double glazed French doors with two UPVC double glazed windows to front elevation. Tiled floor. Power and light connected. UPVC double glazed window to living room. Inner part glazed door opening to entrance.

### Entrance Hall

Stairs leading to first floor. Understairs storage cupboard. Original doors leading to living room, dining room and kitchen. Night storage heater.

### Living Room

17'0 x 12'0 (5.18m x 3.66m)

Night storage heater. Feature fireplace with electric fire. UPVC double glazed window to entrance porch and UPVC double glazed sliding patio doors leading onto rear garden.

### Dining Room

12'1 x 11'11 (3.68m x 3.63m)

Night storage heater. UPVC double glazed windows to side and front.

### Kitchen

A range of wall, drawer and base units with laminate work surfaces over. Integrated electric oven with an induction hob and cooker hood over. Integrated fridge. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Night storage heater. Doors leading to snug and rear lobby. UPVC double glazed window to side.

### Snug

9'11 x 6'11 (3.02m x 2.11m)

Night storage heater. Storage cupboard. UPVC double glazed windows overlooking the rear garden.

### Rear Lobby

Doors leading to cloakroom and connecting utility room.

### Cloakroom

Low level WC and wash hand basin. Tiling to splash. UPVC double glazed obscure window to side.

Semi Detached House With Connecting Three Bedroom Annexe

Kitchen

Living Room

Dining Room

Snug

Cloakroom

Utility Room

Large Driveway

Great B&B Or Holiday Let Opportunity

No Onward Chain



## 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



### Utility Room

Space and plumbing for a washing machine. Tiled floor. Two UPVC double glazed doors leading to rear garden. Connecting stable door, providing access into the kitchen of the annexe.

### Galleried Landing

Doors leading to bedrooms one, two three and family bathroom. Loft hatch. Built in storage cupboard. UPVC double glazed window to rear.

### Bedroom One

16'11 x 10'0 (5.16m x 3.05m)

Built in wardrobe. Dimplex panel heater. UPVC double glazed window to side and rear with far reaching views.

### Bedroom Two

11'11 x 11'2 (3.63m x 3.40m)

Feature fireplace. Built in airing cupboard housing the hot water cylinder. UPVC double glazed window to front and side with far reaching views.

### Bedroom Three

10'8 x 8'9 (3.25m x 2.67m)

Dimplex panel heater. UPVC double glazed window to rear.

### Bathroom

Low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Wall mounted electric heater. UPVC double glazed window to side.

### Annexe Entrance

UPVC double glazed front entrance door. Part glazed oak door opening to the entrance hall.

### Entrance Hall

UPVC double glazed window to front. Stairs leading to first floor accommodation. Under stairs storage cupboard. Dimplex storage heater. Doors leading to cloakroom and living room.

### Cloakroom

Low level WC and wash hand basin. UPVC double glazed obscure window to side.

### Kitchen

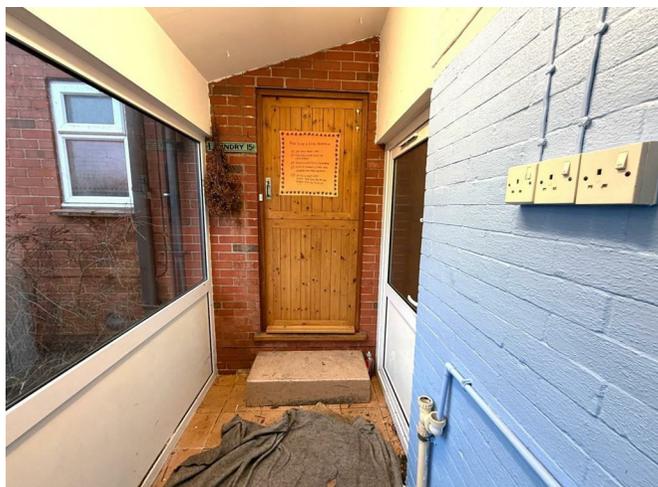
11'5 x 10'8 (3.48m x 3.25m)

A range of wall, drawer and base units with laminate work surface over. Breakfast bar. Sink with drainer and mixer tap over. Tiling to splash prone areas. Space for an upright fridge/freezer. Electric heater. Connecting stable door to utility room which links 3 Bere Lane.

### Living Room

17'6 x 10'8 (5.33m x 3.25m)

Night storage heater. UPVC double glazed window to rear and side.



## Landing

Doors leading to bedroom one, two and bathroom. Staircase leading to second floor accommodation. UPVC double glazed window to rear.

## Bedroom One

12'3 x 11'4 (3.73m x 3.45m)

Night storage heater. Built in airing cupboard with shelving and housing the hot water cylinder. Walk in wardrobe. Two UPVC double glazed windows to front with views towards Butleigh Moors.

## Bedroom Two

9'11 x 6'10 (3.02m x 2.08m)

Dimplex panel heating. UPVC double glazed window to rear, overlooking the Abbey grounds.

## Bathroom

Low level WC, wash hand basin and paneled bath with mains shower over. Tiling to splash prone areas. Electric heated towel rail. UPVC double glazed obscure window to side.

## Second Floor Landing

Roof light to side. Built in eaves storage. Door to bedroom three.

## Bedroom Three

11'2 x 11'0 (3.40m x 3.35m)

Rointe electric heater. Built in storage space. UPVC double glazed dormer window to side. UPVC double glazed window to front.

## Rear Garden

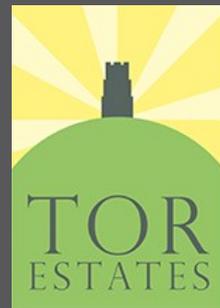
Central ornamental pond. Patio area, perfect for entertaining. Log cabin. Range of bushes, plants and trees. Garden laid to lawn enclosed by stone walling adjoining the Abbey park grounds. Beneath the the annexe is low ceiling basement, useful storage space.

## Front Of The Property

The property is approached via a concrete driveway for ease of maintenance and provides off road parking for several vehicles for both 3 Bere Lane and the annexe. Both properties have their own entrances.

## 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.



LETTINGS

Call us today for more information

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

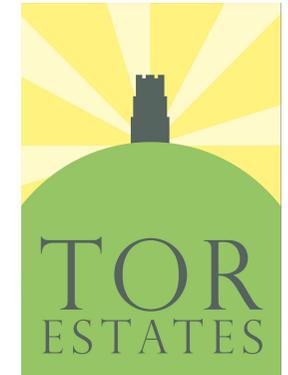
01458 888020

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)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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 CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

3 BERE LANE, GLASTONBURY, SOMERSET, BA6 8BD  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix ©2015

