



Boundary Farm Boundary Farm | Havyatt | BA6 8LF FREEHOLD

£825,000

PROPERTY SUMMARY



Located in the charming area of Havyatt, Glastonbury, this exquisite detached house, set within an impressive 1.3 acres of beautiful grounds, this property is ideal for those seeking a tranquil retreat while still being close to local amenities.

The main house boasts three generously sized bedrooms, providing ample accommodation for families or guests. The heart of the home features three inviting reception rooms, perfect for entertaining or simply enjoying quiet evenings with loved ones. Each room is filled with natural light, creating a warm and welcoming atmosphere.

Adding to the appeal of this property is a self-contained annexe, offering additional living space that can be utilised as a guest suite, home office, or even a rental opportunity. This flexibility makes it an excellent choice for those looking to accommodate extended family or generate extra income.

For car enthusiasts or those in need of ample storage, the property includes three garages, providing plenty of space for vehicles, tools, or hobbies. The expansive outdoor area is perfect for children to play, pets to roam, or for hosting summer gatherings with friends and family. With its generous living spaces, beautiful grounds, and convenient location, it is a property not to be missed.

Entrance Hall

Parquet flooring. Stairs to first floor. Storage cupboard. Radiator. Throughway to the music room.

Music Room

14'1 x 12 (4.29m x 3.66m)

Radiator. Solid wooden flooring. UPVC double glazed bay window. Door leading to study.

Study

8'1 x 6 (2.46m x 1.83m)

Door leading to the formal living room.

Formal Living Room

15'2 x 12 (4.62m x 3.66m)

Multi fuel burner. Radiator. Two UPVC double glazed windows. Archway leading to dining area.

Dining Area

12'1 x 12'6 (3.68m x 3.81m)

Double doors leading to family room. Door leading to kitchen.

Family Room

46'0 x 10'3 (14.02m x 3.12m)

Double glazed windows. Double glazed doors leading to patio.

Kitchen

25'10 x 10'4 (7.87m x 3.15m)

A range of wall, drawer and base units with solid work surfaces over. Space and plumbing for dishwasher. Integrated electric oven. An island with a integrated four ring induction hob. Inset sink with drainer and mixer tap over. Space for an American fridge/freezer. Dual oil arga. Door leading to utility room. UPVC double glazed windows. Doors leading to side. Door leading to utility room.



Detached House

Three Reception Rooms

Kitchen

Utility Room

Three Bedrooms

Bathroom And Seperate Shower Room

Self Contained Annexe

Two Summer Houses

Three Garages

Set In 1.3 Acres



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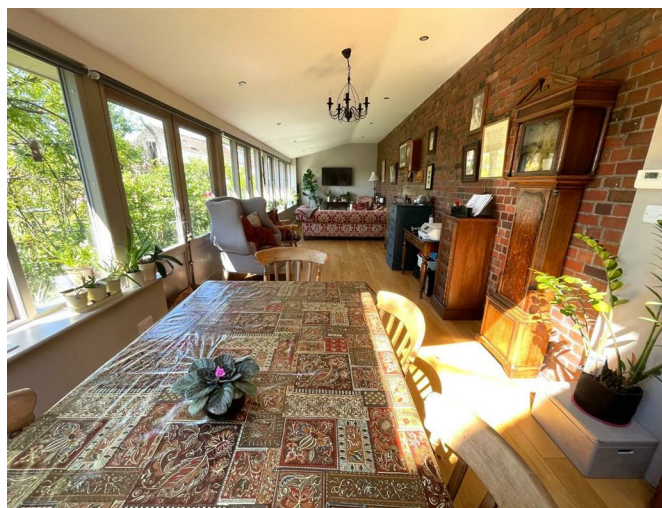
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Utility Room

Space and plumbing for a washing machine. Sink with mixer tap over. Space for an upright fridge/freezer. Door leading to pantry. Door leading to WC. Window.

WC

Low level WC. Wash hand basin.

Pantry

Door leading to garage.

Garage

16'8 x 17'6 (5.08m x 5.33m)

UPVC double glazed window to rear. Up and over door. Door leading to larder.

Larder

7'8 x 5'4 (2.34m x 1.63m)

Landing

Two UPVC double glazed windows. Doors leading to bedrooms, one, two, three, bathroom and shower room.

Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

Radiator. Solid wooden flooring. UPVC double glazed window. UPVC double glazed doors leading to balcony with far reaching views.

Bedroom Two

15'0 x 12'0 (4.57m x 3.66m)

Radiator. UPVC double glazed window.

Bedroom Three

12'0. 9'0 (3.66m. 2.74m)

Radiator. UPVC double glazed window.

Bathroom

High level WC. Jacuzzi bath. Wash hand basin. UPVC double glazed window. Wall mounted radiator.

Shower Room

Low level WC. Wash hand basin with storage under. Walk in shower. UPVC double glazed obscure window.

Cabin

19'0 x 12'7 (5.79m x 3.84m)

Double doors. Fully insulated. Electric heating.

Garden

Enclosed with wooden fencing. Attractive mature plants, trees and bushes. Weeping willow tree. Variety of fruit trees. Green house. Two cabins.

One Bedroom Annexe

Open plan kitchen, living room. Separate bathroom. Separate bedroom.

Open Plan Living Room/Kitchen

14'5 x 10'5 (4.39m x 3.18m)

A range of wall, drawer and base unit with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Space for an oven. Space for an under counter fridge. Space and plumbing for a washing machine. UPVC double glazed window.

Annexe Bedroom

10'1 x 8'2 (3.07m x 2.49m)

Underfloor heating. UPVC double glazed window.

Annexe Shower Room

Low level WC. Wash hand basin and walk in shower.

Garage Two

9'8 x 17'11 (2.95m x 5.46m)

Pitched roof, storage above. Barn doors.

Garage Three

16'7 x 10'2 (5.05m x 3.10m)

Up and over door. Power and light.

Second Cabin Living Room/Bedroom

13'5 x 13'6 (4.09m x 4.11m)

Fully Insulated. Door leading to kitchenette.

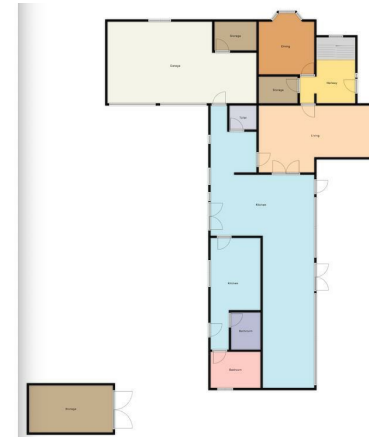
Kitchenette

5'10 x 4'9 (1.78m x 1.45m)

Base units with work surface over. Stainless steel sink with mixer tap over. Electric oven with hob over. Space for a fridge. UPVC double glazed window. Door leading to shower room.

Shower Room

Double walk in shower. Low level WC. Wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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