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

FREEHOLD

£535,000

PROPERTY SUMMARY

6 2 3

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.
Option for two separate dwellings, subject to planning. Both properties, have a separate living area and kitchen.

- 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

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 Halll
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 pati 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 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.

INTERESTED IN THIS PROPERTY

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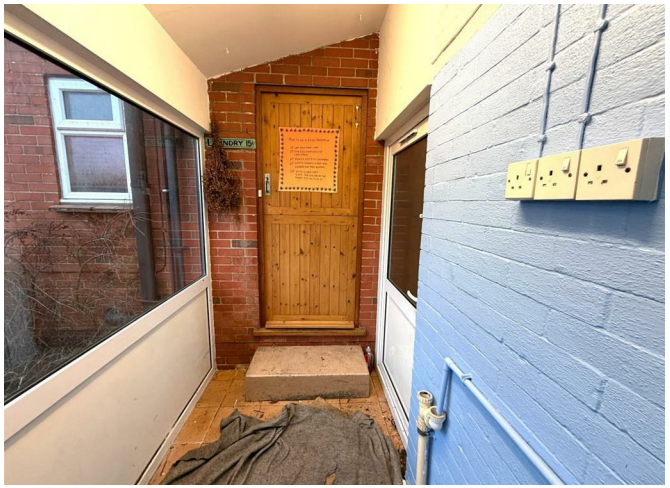

Utility Room
Space and plumbing for a washing machine. Tiled floor. Two UPVC double glazed doors leading to rear garden. Connecting stable door, providing access into the kitchen of the annexe.

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 accomodation. 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.

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GROUND FLOOR

2ND FLOOR

1ST FLOOR

3 BERE LANE, GLASTONBURY, SOMERSET, BA6 8BD

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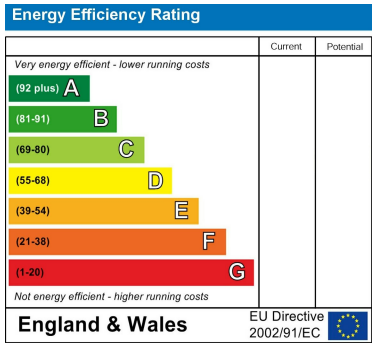

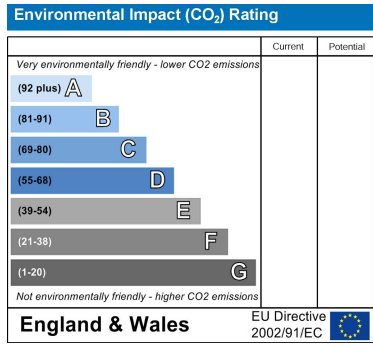

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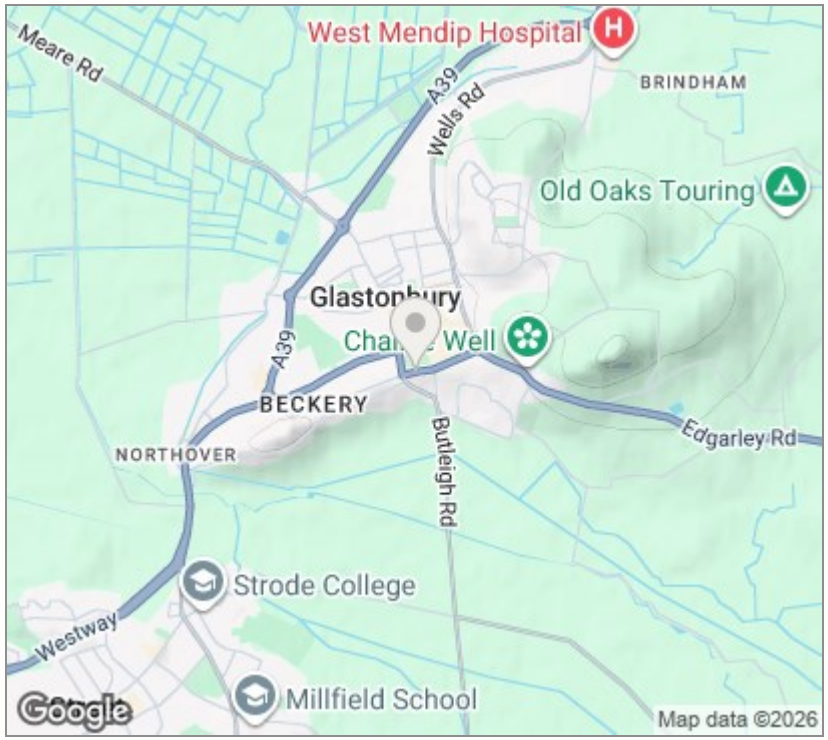
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