

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



THE ELMS, BREECH LANE, WEST PENNARD, GLASTONBURY, BA6 8NP



THE ELMS,
BREECH LANE, WEST PENNARD, GLASTONBURY, BA6 8NP
Glastonbury 3 miles, Street 5 miles, Wells 8 miles, Bristol 26 miles, Bath 24 miles, Castle Cary (Paddington connection) and the A303 within 10 miles, Bristol International Airport within 22 miles. (distances approximate)

A Victorian house in an excellent location on the outskirts of the popular village of West Pennard between Glastonbury and Castle Cary.

The property has enormous charm and appeal, is not listed and does need repair and improvement works. The accommodation totals around 5,600 sq.ft. (520 sq.ms.) and retains the principal reception rooms and many attractive period details.

The house faces south over its mainly lawned mature grounds and in addition there are timber outbuildings.

Offers are invited in the region of £800,000

About the area

West Pennard is a very popular village with a church, a well regarded primary school, pub, village hall and a very active community. It is conveniently located in beautiful countryside about 4 miles east of Glastonbury, 9 miles south of Wells and in easy reach of Castle Cary and its fast rail link to Paddington. The larger towns of Bath, Bristol and Yeovil are all within easy commuting distance.

Glastonbury a small but thriving town and a major tourist venue as is Wells which is the smallest city in England (population 10,000).

Both are important historic centres each with its own individual character. whilst Street is again an ancient settlement now well know for its shopping centres.

Glastonbury and Street are home to Millfield School and both the senior school and the Prep are in a very short drive of The Elms.

There are also other excellent state and independent schools in the area including St Dunstons, Strode College, Wells Cathedral School, Downside, All Hallows and the Bruton schools.

Within the area generally are a huge variety of facilities and amenities for most cultural and sporting activities.





The Elms is on the southern outskirts of the village looking out across its mature grounds to the beautiful countryside beyond. Until about 3 years ago the property had been in the same family for about 50 years.

The current owners have done a considerable amount of work since acquiring the property but now wish to hand it over to new owners to complete the works needed.

It should be noted that a small east wing was sold off some years ago and remains attached. The owners have considered removing a small section of the current kitchen (proposed utility room) to make the division comprehensive.

The house is a very handsome Victorian building built in the popular Gothic style with large south facing bay windows with stone mullions. Internally the hall and main reception rooms are stunning and impressive and there is extensive further accommodation (needing work) to suit a family's needs. There's also no doubt the property has considerable commercial potential.

Internal details include flagstones, original timber flooring, marble fireplaces, fine plasterwork and window shutters.

In brief the accommodation at present includes on the ground floor a hall, a fine drawing room which opens to a conservatory, a splendid dining room, two other reception rooms, a former kitchen, porch, shower room and cloakroom.

On the first floor there are 4 large bedrooms, a small bedroom and a shower room.

On the second floor are 4 further bedrooms a bathroom and shower room.
NB. The kitchen and bath/shower rooms are not necessarily fully functional.

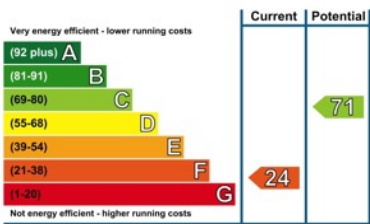
Current plans were to turn the kitchen into a utility room, one of the reception rooms into a new kitchen and the small first floor bedroom into another bathroom.

The drive from the lane leads in and continues to the rear of the house and a spur leads to the outbuildings to the right. Both areas providing more than ample car parking space.





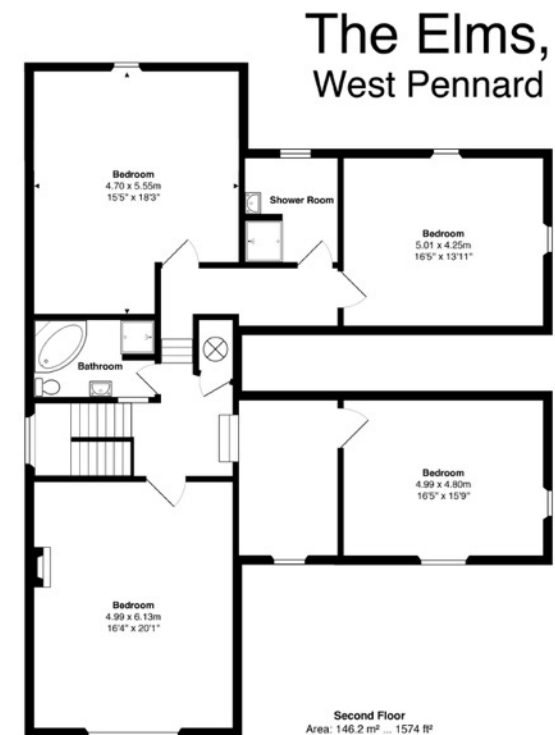
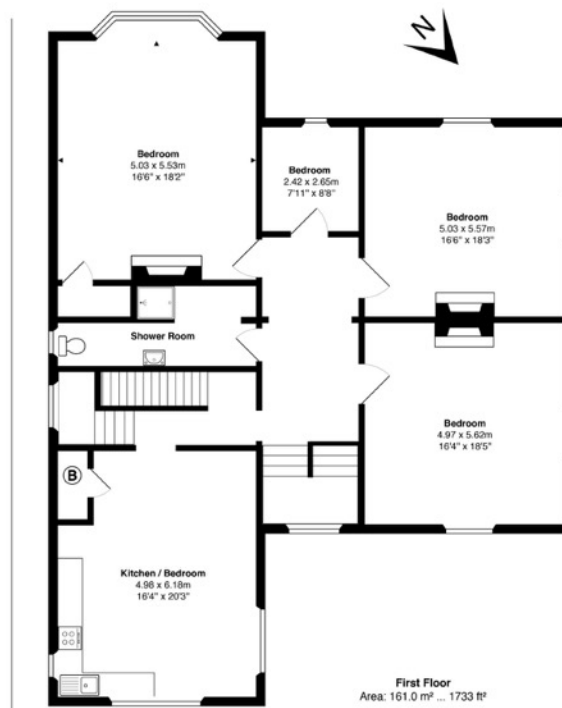
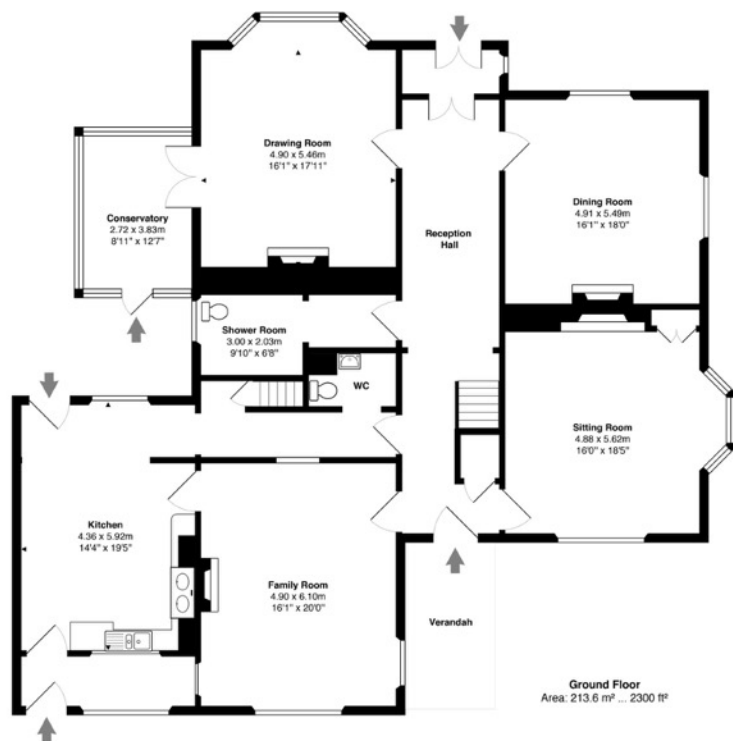
Energy Efficiency Rating



Directions

From Glastonbury take the road towards Pilton and enter the village of West Pennard. In the middle of the village take the turning right signposted Village Hall. Continue past the Village Hall, ignore 2 left turns and the drive is a short distance along on the left hand side.





Approximate gross internal floor area - 521 m² / 5,608 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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