

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



54 THE ROMAN WAY, GLASTONBURY, SOMERSET, BA6 8AD







**54 The Roman Way,  
Glastonbury, Somerset, BA6 8AD**

*Street 2 miles, Wells 9 miles, Yeovil 13 miles, Castle Cary 11 miles, A303 6 miles,  
Bristol 29 miles, Bath 28 miles.*

A substantial detached property, believed to be built circa 1930's with later extensions, providing plenty of living space, all encompassed within a very generous, elevated plot.

Currently being used as a retreat business, it lends itself to both family life for those looking for plenty of space, or as a business interest as a retreat or possibly a B&B with a little alteration.

Outside there are lawned gardens, a variety of specimen trees, several useful timber outbuildings and lots of off-road parking.

Offered with no onward chain and huge scope to improve further.

**Accommodation**

The property is set back within an elevated, tucked away south facing position, along the ever popular The Roman Way. The Roman Way is pleasantly situated towards the outskirts of Glastonbury on a quiet, yet convenient location, just a short walk or drive to the centre of either Glastonbury or Street, with the surrounding countryside, including Wirryall Hill, on its doorstep.

The property enjoys plenty of living space, set across three floors, and so offers a great deal of versatility.

Entering the property from the front, you come into a spacious and welcoming entrance hall, with a triple aspect sitting room off to the left and a generous and fully fitted kitchen/dining room off to the right.

Lying ahead of the entrance hall is a cloakroom/shower room, which offers plumbing for laundry/utility facilities, along with a fitted sauna.

The sitting room is one of two large reception rooms, whilst the kitchen/diner offers plenty of space for a dining table, which complements the breakfast bar, Range oven and the comprehensive range of cabinetry. The kitchen is also fitted with a purified drinking water tap.

Both the sitting room and kitchen/diner enjoy plenty of light, with the sitting room having a triple aspect and doors out onto the terrace, whilst the kitchen/diner has a dual aspect and also has doors onto the terrace.









From the kitchen, a doorway leads to a further reception room which is particularly spacious and makes for a fantastic entertaining space. The room has an open fireplace, a dual aspect and stairs which rise to the first floor, whilst a further door leads through into the side porch/ additional utility room.

The remaining accommodation is split across the first and second floors, with the loft having been converted to create additional rooms. In brief, the two floors comprise seven bedrooms, five of which are doubles and two are singles, along with a family bathroom and ample eaves storage.

### Outside

Outside there are very generous grounds, including areas of lawn, stocked flower beds and a large variety of trees, along with two timber cabins, a patio seating terrace, and gated access onto Wirryal Hill at the top.

A sweeping driveway provides plenty of off-road parking.

### About the area

*Glastonbury has been a religious centre throughout history and back into the times of legends. The Celtic monastery evolved into one of England's wealthiest and most influential abbeys and the town grew up alongside it. Today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey which sits within 36 beautifully peaceful acres of parkland.*

*Just 5 miles from Glastonbury is Wells which is the smallest city in England. Its centre is the market place (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace.*

*Immediately to the south (2 miles) of Glastonbury is the more recent town of Street and these centres provide a huge range of facilities and amenities. There are excellent local schools and the private sector includes Millfield, Wells Cathedral School, Downside, All Hallows and the Bruton schools. About 12 miles south east is Castle Cary station with a main rail line to London.*

### Directions

Heading down Glastonbury High Street and bear left into Magdalene Street. At the mini-roundabout go straight over and up Fishers Hill. At the top of the hill, as the road bears sharp left, turn immediately right into Hill Head. Continue to the mini-roundabout and turn right into The Roman Way, continue along here and the property will be found towards the end of the road, on the right hand side.

**What3Words:** niece.lurching.endings









### **Tenure and Other Points**

Not listed. Gas central heating & double glazing. Mains water, gas and drainage all connected. As well as gas central heating there is an optional electric water heating system. Somerset Council – Council Tax band F. EPC rating D. Ofcom's online service checker states that mobile coverage is available locally with three major providers, and Superfast broadband is available in the area.

### **Important Notes**

*Please see all the notes below – particularly the section referring to identity and AML requirements*

### **Identity verification & Anti Money Laundering (AML) Requirements**

As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property. We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

### **Property Details**

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. Buyers must rely on information passed between the solicitors with regard to items included in the sale. 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. All viewings are by appointment with the Agents. Roderick Thomas, London House, New Street, Somerton TA11 6NU

### **P.S. A few extra comments**

Mortgages – we can help.

Bridging loans – We can help.

Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.

Sometimes we can negotiate an agreement to suit both sellers and buyers.

Sometimes a bridging loan can solve problems and remove stress.

Call us for information on any of these points.



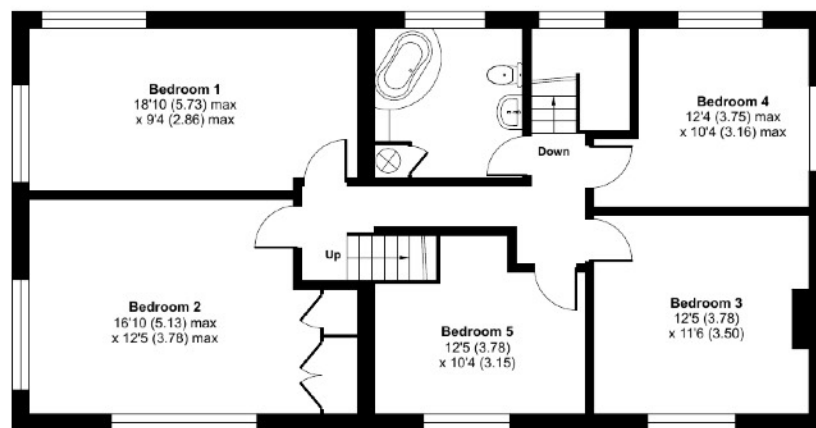
## The Roman Way, Glastonbury, BA6

Approximate Area = 2331 sq ft / 216.5 sq m

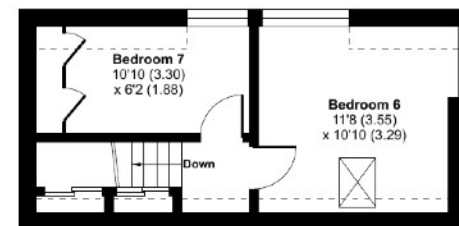
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 2375 sq ft / 220.5 sq m

For identification only - Not to scale

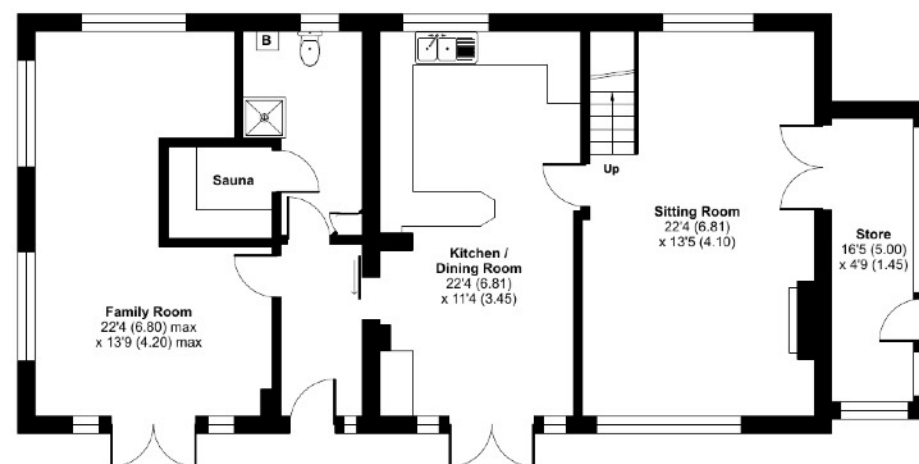


FIRST FLOOR



SECOND FLOOR

Denotes restricted  
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1394760

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