



JEANES
HOLLAND
BURNELL

Crossing Cottage Steanbow West Pennard Somerset

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Spacious detached family home, situated in fabulous rural location and conveniently located between all the major local towns. Standing in delightful gardens measuring approximately 0.33 acres, with a double garage and ample parking to the front.

Glastonbury 5 miles Street 5 miles Wells 7 miles Yeovil 19 miles Bristol 25 miles Taunton 27 miles A303 Podimore 12 miles.
(all mileages are approximate)

In brief the accommodation comprises; reception hall, snug, sitting room, dining room, study, kitchen/breakfast room, cloakroom, utility, five bedroom and three bathrooms. Oil fired central heating and double glazing.

LOCATION

The property is situated in the hamlet of Steanbow, a small cluster of properties lying 1 mile west of the village of Pilton which has amenities including Church, Village Hall and Public House and is home to the world famous Glastonbury Festival. The historic town of Glastonbury, famous for its Tor and Abbey Ruins, is 5 miles as is the Cathedral City of Wells. Millfield Preparatory School is at Edgarley, some 4 miles away, whilst the Senior School is on the outskirts of Street. The cities of Bristol and Bath are 25 miles to the north and north east respectively whilst the nearest main line railway station at Castle Cary (London, Paddington) is c.9 miles away.

DIRECTIONS

From Glastonbury and then follow the A361 towards Shepton Mallet. Proceed through the village of West Pennard and shortly after passing the Apple Tree public house turn right into Stickleball Lane. The property can be found on the right hand side with a for sale board displayed.

DESCRIPTION

This well presented, light and spacious detached family home, affords a delightful rural position, surrounded by countryside and enjoying some of the best views available locally. The house is ideally situated betwixt the public schools of Millfield and Wells Cathedral, with shopping equally accessible in the four towns of Glastonbury, Street, Wells and Shepton Mallet. Crossing Cottage stands in approximately 0.30 acres, including the double garage, beautifully landscaped rear terrace and lawned garden. The rear westerly facing garden, also enjoying views to Glastonbury Tor in the distance.

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR

Open fronted entrance porch with door opening to:

RECEPTION HALL

Stairs rising to the first floor landing having an understair store cupboard. Ceramic tiled floor. Matching oak doors off and leading to:

CLOAKROOM

White suite comprises of a wash hand basin and a WC. Ceramic tiled floor. Window to front.

SNUG 11' 6" x 8' 2" (3.50m x 2.49m)

Window to front. Cupboard concealing the control valves for the underfloor heating on the ground floor.

DINING ROOM 18' 1" x 9' 0" (5.51m x 2.74m)

French doors with matching side windows opening onto the rear patio. Ceramic tiled floor. Understair store cupboard with clothes hanging rail and shelf storage space. Door to Sitting room and further opening to:

KITCHEN/BREAKFAST ROOM 19' 0" x 11' 4" (5.79m x 3.45m)

Fitted with a quality range of gloss fronted wall, base and drawer units having granite work surfaces over. Space and plumbing for an electric range style cooker with extractor hood over, dishwasher and upright fridge/freezer. Inset 'Belfast sink'. Breakfast bar. Window to

side and further 'French' doors opening to the rear patio and garden with matching side panels. Ceramic tiled floor. Further door to:

UTILITY ROOM

Range of wall and base units with work surfaces over. Space and plumbing for a washing machine, tumble drier and undercounter fridge or freezer. 'Grant' base mounted oil fired central heating boiler. Window to front. Part glazed door to side. Ceramic tiled floor.

SITTING ROOM 19' 1" x 11' 4" (5.81m x 3.45m)

Feature multi fuel stove, mounted on a stone hearth. 'French' doors having matching side panels, opening to the rear patio and garden.

FIRST FLOOR

LANDING

Stairs rising to the second floor landing. Window to front. Radiator. Matching oak doors off and leading to:

STUDY 11' 0" x 8' 8" (3.35m x 2.64m)

Full length windows from floor to ceiling at one end, affording a dramatic view over the garden and adjoining rural landscape, into the far distance. Two further windows to side. Radiator. Access to loft space.

BEDROOM ONE 12' 5" x 11' 6" (3.78m x 3.50m)

Window to rear with far reaching views over adjoining farmland to Glastonbury Tor in the distance. Radiator. Walk in wardrobe with clothes hanging rail and shelf storage space. Further door to:

EN-SUITE BATHROOM 8' 0" x 5' 7" (2.44m x 1.70m)

Modern white suite comprises of a shower bath with mains fed shower over and a hot and cold mixer tap with extending hand shower, WC and wash hand basin. Window to side. Heated towel rail. Ceramic tiled floor.

BEDROOM THREE 13' 6" x 11' 4" (4.11m x 3.45m)

Window to rear with views over the garden and adjacent rural landscape. Radiator.

BEDROOM TWO 11' 6" x 11' 4" (3.50m x 3.45m)

Range of built in wardrobes across one wall with clothes hanging rails and shelf storage space. Window to front. Radiator.

FAMILY BATHROOM

A modern suite comprising of a free standing roll top bath with hot and cold mixer taps over, fully tiled shower enclosure having a mains fed shower, WC and wash hand basin.

Window to front. Ceramic tiled floor. Heated towel rail. Airing cupboard, housing the pressurised hot water cylinder.

SECOND FLOOR

LANDING

Velux roof light to rear. Matching oak doors off and leading to:

BEDROOM FOUR 16' 1" max x 11' 5" (4.90m x 3.48m)

Two velux roof lights to rear both enjoying far reaching rural views. Radiator.

BEDROOM FIVE 16' 4" x 13' 3" (4.97m x 4.04m) narrowing to 8'8" (2.44m)

Velux roof light to rear enjoying far reaching rural views. Built in wardrobes with clothes hanging rails and shelf storage space. Radiator.

SHOWER ROOM

A modern white suite comprises of a fully tiled shower enclosure having a mains fed shower, vanity unit with inset wash hand basin and WC. Heated towel rail. Velux roof light to front. Ceramic tiled floor.

OUTSIDE

The property is approached from the lane through a five bar gate, opening onto a large gravel driveway with parking for several vehicles. To the side of the driveway is a detached double garage. This has dual up and over doors, with power/light supplied, plus additional eaves storage space. Access is gained on either side of the property to the rear, where a delightful patio and garden has been established by the current owner. Extending from the rear elevation, the patio/terrace has been landscaped to take full advantage of the westerly aspect, and more so, the outdoors lifestyle in abundance. This in turn opens to large expanse of lawn, which is enclosed behind established and attractive, shrub borders. All of which, takes in the views over the surrounding rural countryside. Situated to one side of the property is a timber summer house and an automatic garden irrigation system.

NOTICE

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. Buyers should obtain verification from their Solicitor. Please check the availability of any property before travelling any distance to view.

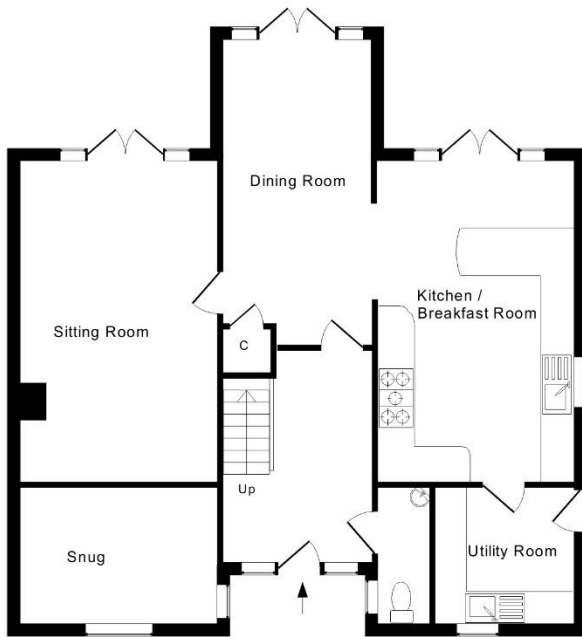
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RESIDENTIAL LETTINGS

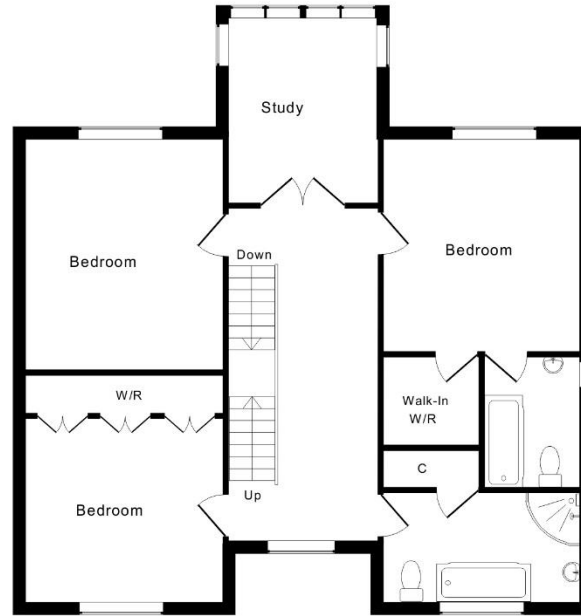
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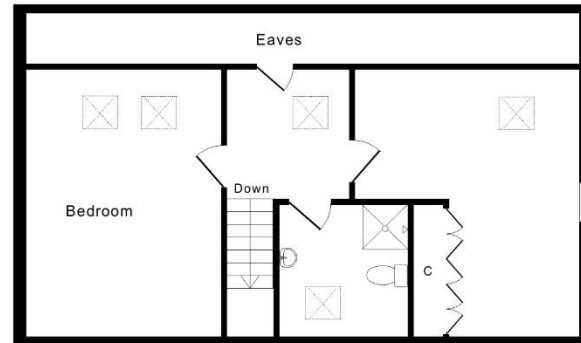


Ground Floor

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First Floor



Second Floor

Energy Performance Certificate



Crossing Cottage, Stanbow, West Pennard, GLASTONBURY, BA6 8NB

Wellington type: Detached house Reference number: 0954-2833-6179-9925-5051
 Date of assessment: 27 March 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 March 2015 Total floor area: 217 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

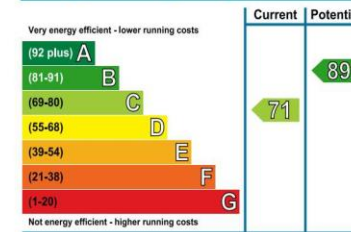
Estimated energy costs of dwelling for 3 years:	£ 3,594
Over 3 years you could save	£ 366

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 291 over 3 years	
Heating	£ 2,571 over 3 years	£ 2,631 over 3 years	
Hot Water	£ 522 over 3 years	£ 306 over 3 years	
Totals	£ 3,594	£ 3,228	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£80	£ 165	
2 Solar water heating	£4,000 - £6,000	£ 201	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 852	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



