





£550,000

To View:

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01458 833123  
glastonbury@hollandandodam.co.uk



3



1



2

Energy  
Rating

D

Council Tax Band  
E

**Services**

Oil fired Central Heating

**Local Authority**

Somerset Council  
0300 123 2224

**Tenure**  
Freehold





## Directions

Upon entering the village, proceed past the school on your left, and the turning for Ashcott Road, also on your left. Soon you will see a driveway signposted on your right for Great House Court. Turn in here and follow the driveway down and around to the left, where you will find the entrance into Doran Lodge on your left hand side.



## Location

Meare is a rural village set on the picturesque Somerset Levels, 3 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 3 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.



## Description

Charming former barn, converted back in the 1970's and updated in more recent times, to provide this most delightful property, situated in the heart of the village.

At the front, there is a wide hallway, almost running the width house, having a cloakroom to the right and access to the utility on the left. A front door leads to an inner hall, where stairs rise to the first floor and a further door opens to the open plan kitchen/dining/breakfast room. The kitchen comprises an extensive range of units having oak work surfaces over and a 'Stoves' LPG/electric range cooker set into the inglenook. Double doors and a window open to the conservatory, which is glazed on three sides, with further doors to the garden. The kitchen provides ample space for a breakfast table, as well as the dining area, where there is a snug recess and a door to the sitting room. Here there is a feature fireplace with inset wood burning stove, exposed wooden beams and two sets of doors out onto the patio and garden. Finally on the ground floor, accessed from the kitchen, is the utility room, complete with space for a washing machine, tumble drier and fridge/freezer. There is also a 'belfast' sink and fitted storage cupboards, with a door at one end to the garden.

On the first floor, there are three double bedrooms and a family bathroom, leading from the landing. The master bedroom enjoys a dual aspect, as does bedroom three, with windows to the front and rear, with the master bed having built in wardrobes and shutters to both sets of windows. Bedroom two, enjoys a rear facing aspect looking out over the garden. Finally, the family bathroom, having an oak floor, is fitted with separate shower enclosure, bath, WC and wash hand basin.



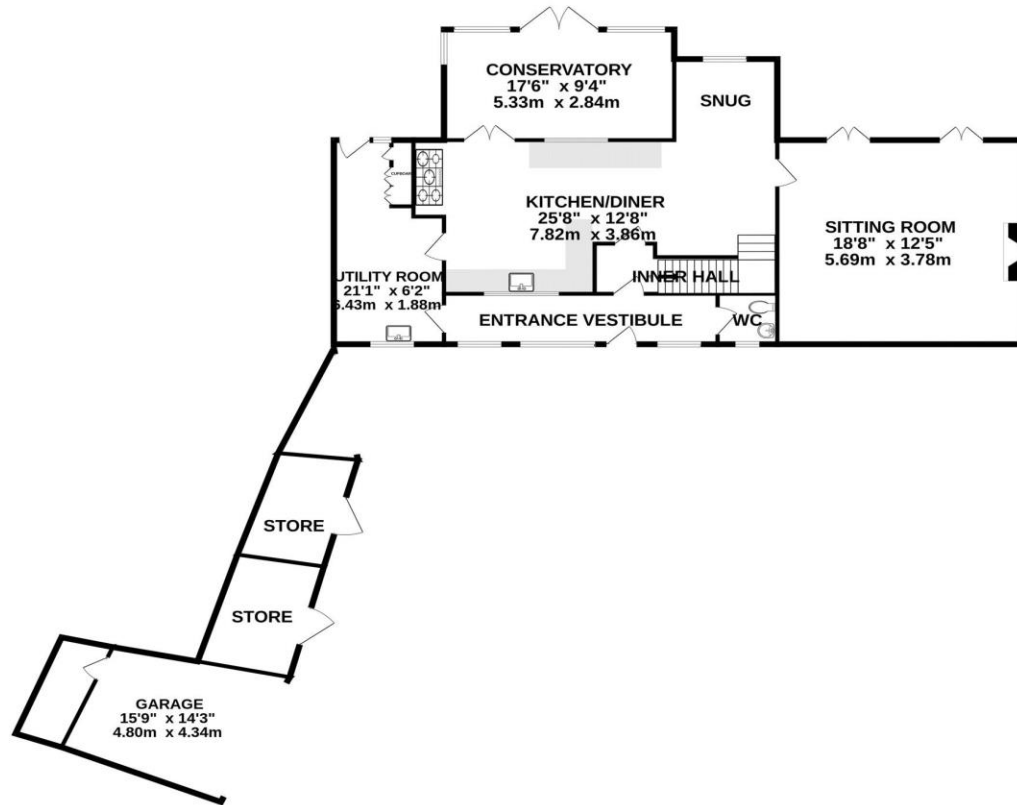
The property is approached at the front, over brick paved driveway with parking for several vehicles up to the front of the property. On the left there is a wooden carport, with a secure store at the rear, and adjoining, there are two further secure wooden stores.

The rear garden is enclosed and is well established with a fine array of mature shrubs and plants, including a banana plant. Here there is also a lawn and a patio extending from the rear and the conservatory. The well sheltered garden enjoys a secluded southerly aspect, ideal for 'al-fresco' dining.

- Beautifully presented former barn conversion, situated in a secluded location just off the centre of the village
- On the ground floor, there is a wide entrance hall, kitchen/breakfast/dining room, snug, sitting room, conservatory and utility
- Three good bedrooms are situated on the first floor, along with the family bathroom
- At the front, the property is set back behind a large brick paved driveway, carport and stores
- The rear garden is enclosed, affording a variety of mature shrubs and plants and a great degree of seclusion
- Also enjoying a lovely southerly aspect and patio areas, ideal for dining out doors in the summer months



## GROUND FLOOR



## 1ST FLOOR



DORAN LODGE, GREAT HOUSE COURT, ST MARYS ROAD, MEARE, BA6 9SR

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