





£495,000

### To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)



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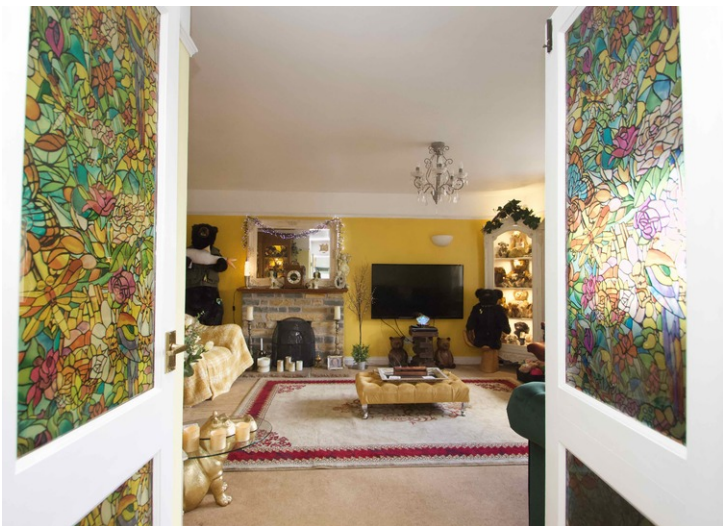


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Energy  
Rating

D

Council Tax Band E



### Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold

## Directions

From our High Street office, proceed down to the market place and bear left towards Magdalene Street. Carry on over the mini roundabout onto Fishers Hill and then at the top, proceed straight on, over into Butleigh Road, whereby Sunrise can be found along on the left hand side.

## Description

Nestled in an elevated position on the peaceful outskirts of Glastonbury, this beautifully refurbished 4-bedroom detached home offers modern living combined with breathtaking views of the surrounding countryside. Located in a quiet residential area, this property provides the perfect balance between rural living and convenient access to the amenities of the town. The property has undergone an extensive refurbishment, transforming it into a bright, contemporary home ready for its next chapter.

As you enter the home, you are greeted by a spacious L-shaped hallway, which features a convenient cloakroom, stairs leading to the first floor, and access to three useful storage cupboards.

The heart of the home is the impressive kitchen, fitted with stylish shaker-style wall and base units, perfectly complemented by solid wooden worktops. The kitchen has been thoughtfully designed with integrated appliances and features a breakfast bar, ideal for quick meals or morning coffee. The kitchen also provides direct access to the garden, making it easy to enjoy outdoor dining and entertaining.

Adjacent to the kitchen is a charming dining room, perfect for family meals or gatherings with friends. The glazed door opens directly into the garden, allowing light to flood the room while offering a seamless connection between indoor and outdoor spaces.

The dual-aspect sitting room offers an inviting retreat, with windows to the front providing stunning views over the picturesque countryside. Double doors at the rear of the sitting room open directly into the garden, enhancing the sense of space and light. The room also features a central fireplace, creating a cozy focal point for chillier evenings.

Completing the ground floor is a generously sized utility room, which offers additional storage and space for appliances. The utility room also provides direct garden access, making it practical for busy family life.

Upstairs, you'll find four spacious bedrooms. The master bedroom is a standout feature, benefiting from dual aspects that flood the room with natural light and provide delightful views. It also boasts an en-suite shower room, with shower, toilet and basin. The second bedroom is located at the front of the property, with superb views over fields towards Butleigh and built-in storage. Bedrooms three and four are also generously proportioned, making them ideal for children, guests, or a home office. These three bedrooms are served by a beautifully appointed family shower room, featuring a walk-in shower, toilet, and basin.

## Location

The property is situated just a short walk from the High Street with its good range of shops, restaurants, cafes, supermarkets, health centres etc. The historic town of Glastonbury is famous for its Tor and Abbey Ruins and is 6 miles from the Cathedral City of Wells whilst Street, with its more comprehensive range of facilities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village, is 2 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 14 miles whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.





The outdoor space is equally impressive. To the front, there is ample off-street parking on the tarmac driveway, which comfortably accommodates multiple vehicles and leads to the detached double garage. Whether for storage, hobbies, or parking, the garage offers versatile space to meet a its newest owners' needs.

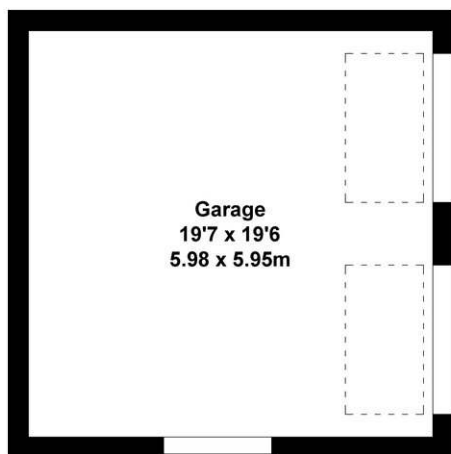
The tiered garden at the rear of the property has been thoughtfully landscaped, featuring raised flowerbeds and a combination of mature trees and hedges provides privacy. A patio area that adjoins the property, offers the perfect setting for alfresco dining.

- Recently refurbished 4-bed detached home with stunning countryside views on the outskirts of Glastonbury.
- Spacious modern kitchen with shaker-style units, wooden worktops, breakfast bar, and garden access.
- Dual-aspect sitting room with fireplace, countryside views, and doors to the rear garden.
- Master bedroom with en-suite shower room and fantastic countryside views towards Butleigh
- Three further generously proportioned bedrooms.
- Fitted with new UPVC windows throughout
- Ample off street parking with a large driveway and detached double garage.

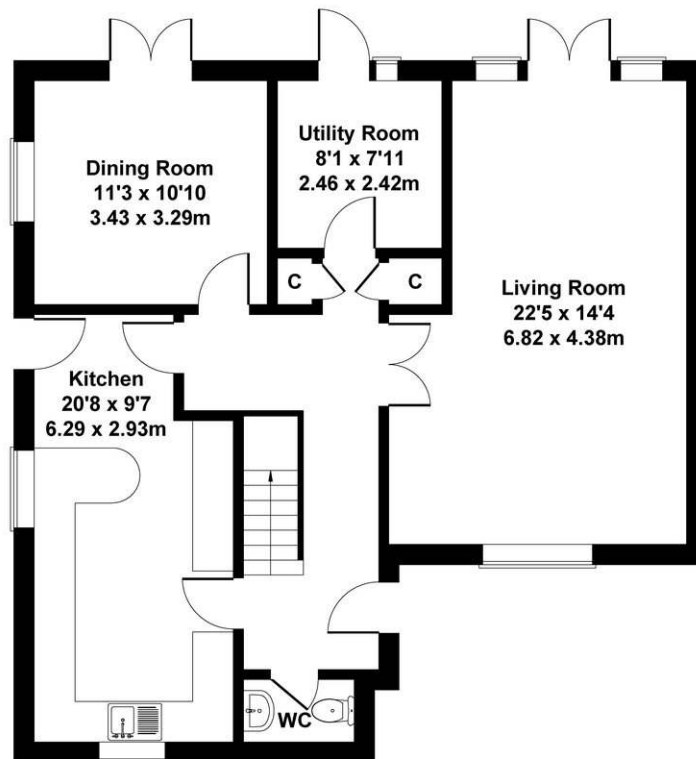


# Sunrise, Glastonbury

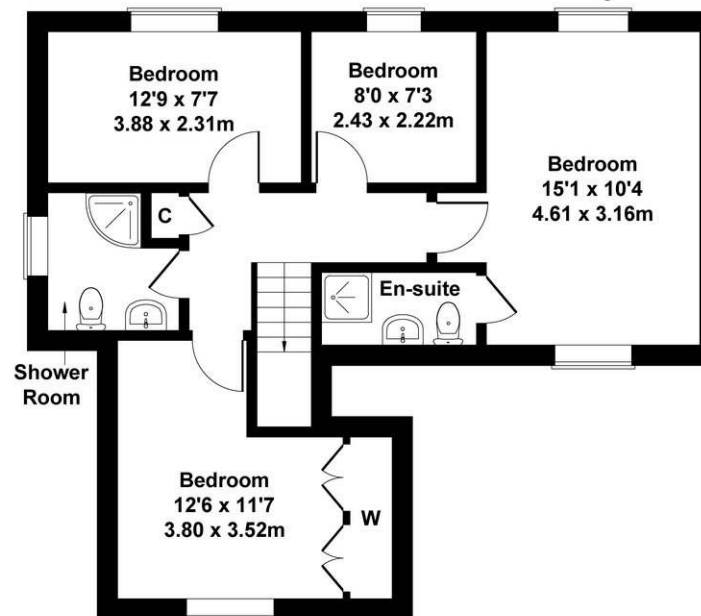
Approximate Gross Internal Area  
1873 sq ft - 174 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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**FINANCIAL SERVICES** : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. \*

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