





£525,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Rose Farm, 43 St Mary's Road | Meare | Somerset | BA6 9SP

Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left), take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Continue into the village, whereby the property can be found along on the left hand side, immediately before the turning for Ashcott Road.

Description

Rose Farm is a charming and individual detached period house set in the heart of Meare. Offering five bedrooms, four reception rooms, and a modern kitchen, the property also includes a one-bedroom self-contained annex. With generous gardens, a garage, workshop, and extensive driveway parking, this home is ideal for blended families, multi-generational living, or those seeking an income opportunity.

The property is entered via an open stone entrance porch and wooden door into a welcoming reception hall, with access to the principal reception rooms. The main sitting room features an inglenook stone fireplace with inset woodburning stove. A door leads to the inner hall and rear staircase to the first floor, while the second sitting room includes exposed stonework and a front window with seat. A dining room with attractive tiled floor leads into the kitchen, fitted with a modern range of units, integrated oven and hob, and space for appliances. Beyond the kitchen, a family room with brick fireplace and under stair cupboard provides an additional reception space, while a side passage connects to the utility, cloakroom, rear store/workshop, and garage.

Upstairs, the first floor landing serves five double bedrooms and the family bathroom. Bedrooms one, three, four, and five all enjoy front-facing aspects, with bedroom one also benefitting from a high ceiling and bedroom three from a built-in wardrobe and storage. Bedroom two overlooks the garden and has fitted wardrobes. The family bathroom includes a corner bath, separate shower enclosure, WC and twin wash basins within a vanity unit.

The annex can be accessed from the main house or via a glazed door from the driveway, providing independent living accommodation. On the ground floor there is a sitting room and kitchen/dining room with garden access. The first floor offers a large open plan bedroom/living space and a large bathroom with bath, shower, WC, and wash basin.

Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church, farm shop and two public houses within walking distance. 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 6 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.

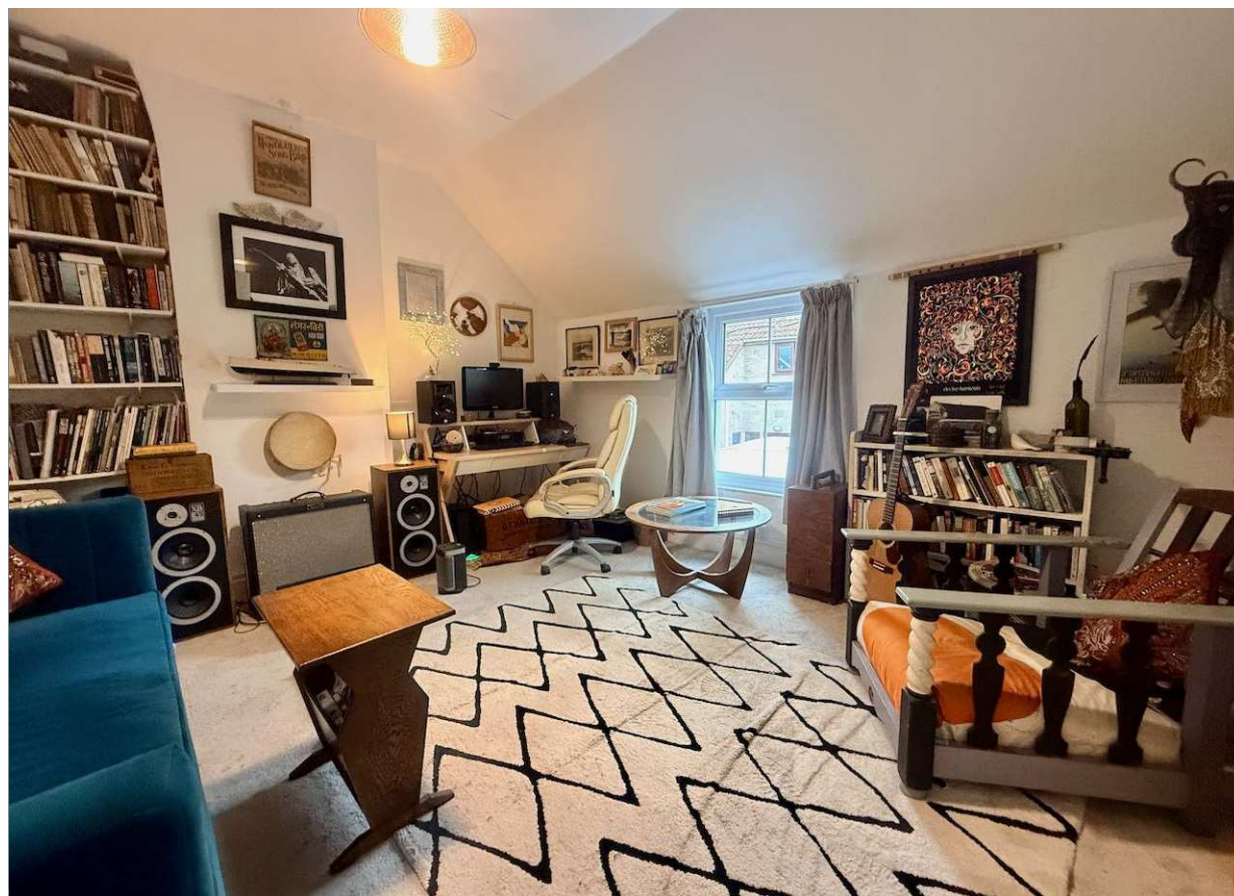




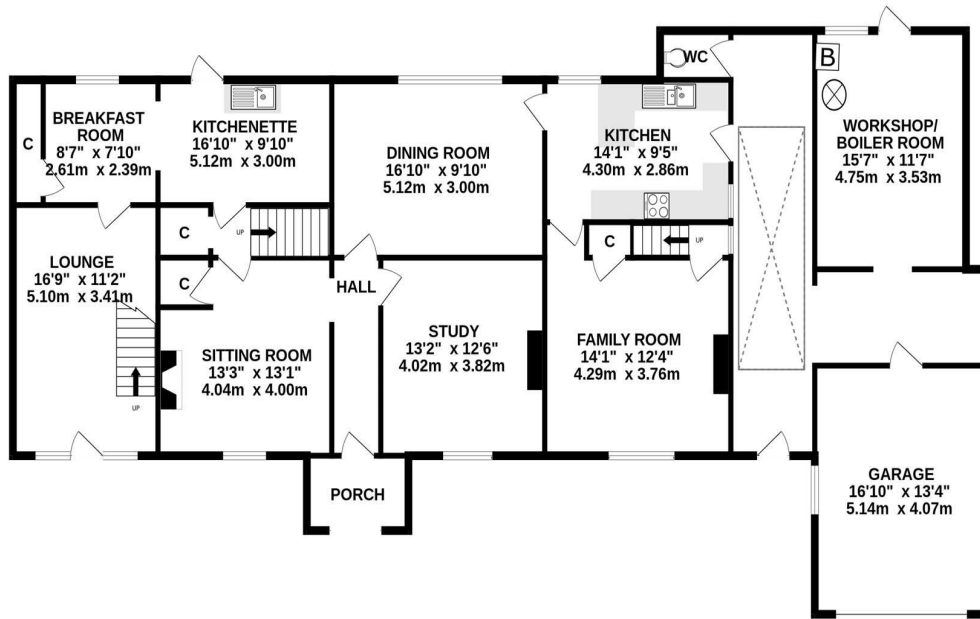
Outside, Rose Farm is approached over a large driveway with ample parking for multiple vehicles leading to the garage. The rear garden is well proportioned and laid to lawn interspersed with fruit trees, mature shrubs, and a greenhouse. The annex also benefits from its own private garden area, with both spaces enjoying excellent sunlight through the spring and summer months.



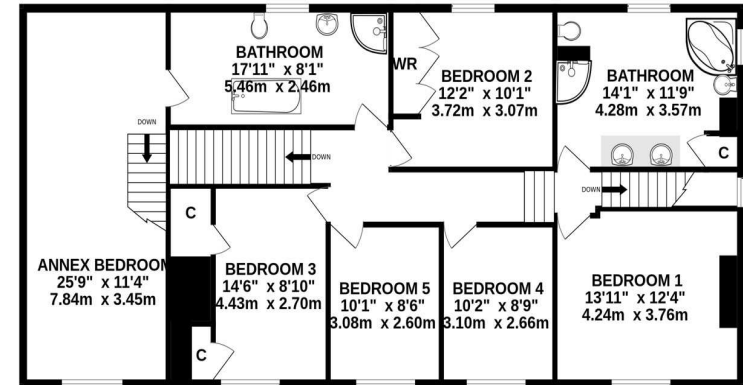
- Individual detached period house in the heart of Meare, offered with five bedrooms and four reception rooms. Plus adjoining, independent one bedroom annex.
- Spacious sitting room with inglenook fireplace, woodburning stove, and access to the rear staircase and annex.
- Second sitting room with exposed stone wall and window seat, plus separate dining room overlooking the garden.
- Kitchen with modern units, integrated oven and hob, tiled flooring, and space for appliances.
- Five double bedrooms, with the principal room featuring high ceilings and others benefitting from built-in storage.
- Family bathroom with corner bath, separate shower enclosure, twin wash basins, and WC
- Self-contained one-bedroom annex with kitchen/dining room, sitting room, bathroom, private garden, and own entrance.
- Ample driveway parking to the front for multiple vehicles leading up to the garage with rear workshop. Large rear garden enjoying a sunny aspect.



GROUND FLOOR
2126 sq.ft. (197.5 sq.m.) approx.



1ST FLOOR
1368 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 3493 sq.ft. (324.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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