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  1.5 Acres EPC F 
 £450,000 Freehold

13 Church Path  
 Meare, Somerset  
 BA6 9TH

**COOPER  
 AND  
 TANNER**





# 13 Church Path Meare, Somerset BA6 9TH

 5  2  2  1.5 Acres EPC F

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£450,000 Freehold

## Description

A substantial five bedroom Victorian village property; requiring some refurbishment, with plenty of parking and land garden and grounds totalling 1.5 acres.

The ground floor accommodation comprises of a porch leading into a spacious entrance hall with blue lias flagstone floor. Doors from the hallway lead to the dining room with access to the rear garden, kitchen and a spacious sitting room which is located to the front. The dining room and sitting room both have original Victorian fireplaces and high ceilings. The kitchen has an solid fuel Rayburn and leads into the utility room and annexe. Stairs lead from the main hallway to a bright and spacious first floor, which comprises of three double bedrooms and a single. There is a family bathroom with bath and shower over, WC and wash hand basin. The rear two bedrooms have views over the garden and countryside beyond. The master bedroom to the front has the original fireplace in situ. There is access to the loft from the landing.

## Annex

The ground floor of the annexe consists of a utility room, with sink and plumbing for washing machine, separate storeroom, and shower room. There is a single bedroom on the first floor with views over the rear garden.

## Outside

Located in the heart of Meare, 13 Church Path can be found situated next to the village church. There is a walled front garden with Magnolia tree and there is driveway access to the rear of the property, which provides plenty of parking. The rear garden is approximately 1.5 acres and leads down to the brue. The very spacious rear garden has previously been used as a small holding and there is lots of scope and opportunity to improve this area.

## Location

The village of Meare offers its own primary school and is four miles from Glastonbury and Street where there is secondary education at Millfield School, St Dunstan's and Strode College. There is a wide range of amenities and a variety of shopping available in both towns. Street caters for a variety of shopping needs with its out of town retail village. The cultural city of Wells is roughly six miles away. Communication links are excellent with access to the M5 some 10 miles distant and a mainline station to London Paddington at Castle Cary.

## Directions

From Glastonbury proceed along the B3151 to Meare; the property can be found along Church Path in the heart of the village nest to the church.

Local Information Glastonbury

Local Council: Mendip

Council Tax Band: TBC

Heating: Oil

Services: Mains; drainage, water, electric

Tenure: Freehold



### Motorway Links

- M5
- M4



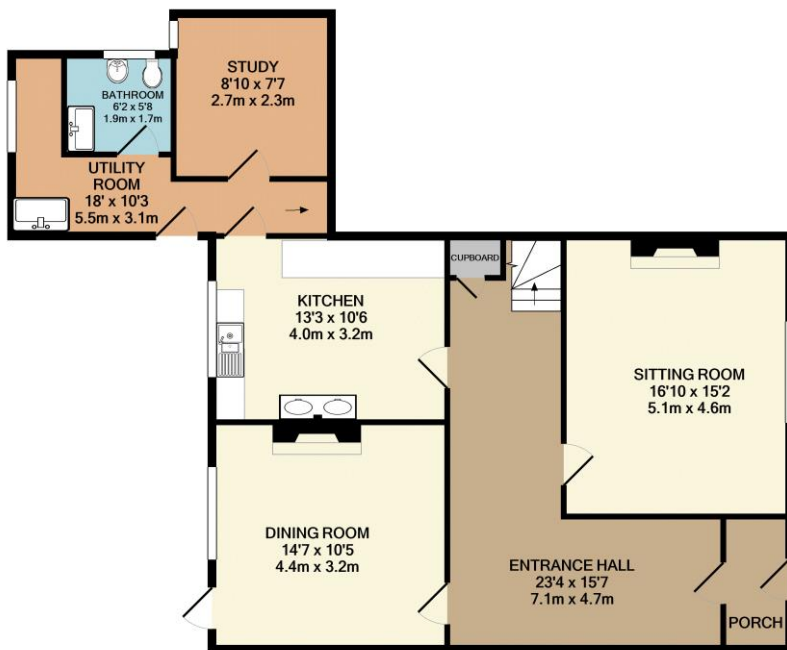
### Train Links

- Castle Cary
- Yeovil

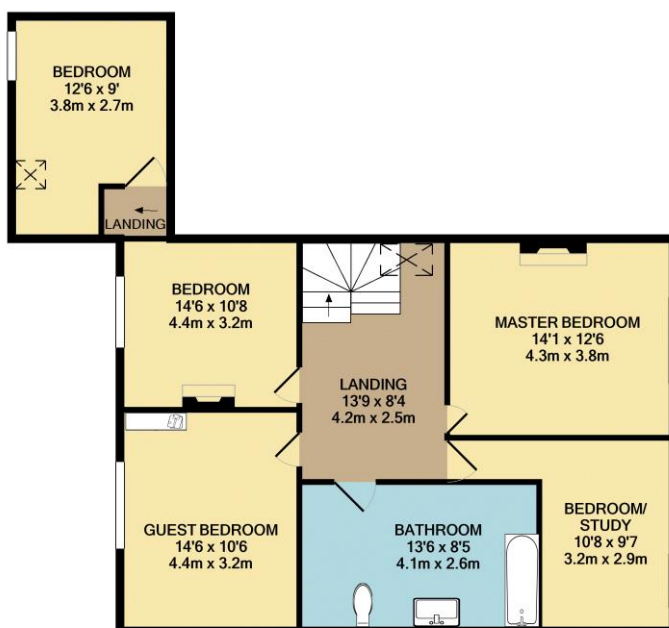


### Nearest Schools

- Meare Primary School
- Glastonbury, Street



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## GLASTONBURY OFFICE

telephone 01458 831077

41 High Street, Glastonbury, Somerset BA6 9DS

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

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AND  
TANNER**

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